

*Russell & Butler*

independent estate agents

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**Bernardines Way, Buckingham, MK18 1BF**

**Asking Price £489,995.00 Freehold**

A four double bedroom three storey town house, situated on this sought after development being within close walking distance to Buckingham town and all the amenities. The property benefits further from gas to radiator central heating, kitchen/diner with integrated appliances, UPVC double glazing, single garage and off road parking. All four bedrooms have built in wardrobes with two en-suite shower rooms. The accommodation comprises: entrance hall with cloaks cupboards, ground floor cloakroom, kitchen/diner, sitting room with French doors out onto the west facing rear garden, four bedrooms, two en-suites, four piece family bathroom, garage and enclosed gardens to the rear . NO ONWARD CHAIN. EPC Rating C. Council tax band E. Virtual tour available on request.



## Entrance

Solid wood entrance door to:

## Entrance Hall

Providing access to accommodation, radiator, central heating thermostat, Karndean Wood effect flooring, two cloaks cupboards, large under stair cupboard, coving to ceiling, inset down lighters.

## Cloakroom

White suite of low level W/C, pedestal wash hand basin with half height ceramic tiling to walls, ceramic tiled flooring, radiator, extractor fan.

## Kitchen/Diner

*19' 4" X 8' 5" (5.91m X 2.57m)*

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, built in 5 burner gas hob, filter hood over, built in electric oven and grill, integrated dish washer, space and plumbing for washing machine, integrated fridge/freezer, Upvc double glazed window to front aspect, ceramic tiled flooring, inset down lighters, radiator, under counter lighting, cupboard housing gas fired boiler.

## Sitting Room

*15' 7" X 13' 0" (4.75m X 3.98m)*

Upvc double glazed French doors to rear garden, radiator, feature fireplace, coving to ceiling, Karndean Wood effect flooring

## First Floor Landing

Stairs rising to first floor, radiator, airing cupboard housing hot water tank.

## First Floor Bedroom Three

*12' 10" X 13' 2" (3.93m X 4.02m)*

Upvc double glazed window to rear aspect, radiator, coving to ceiling, two built in double width wardrobes.

## First Floor Bedroom Four

*13' 2" X 12' 1" (4.03m X 3.69m)*

Upvc double glazed window to front aspect, radiator, built in double width wardrobe.

## First Floor Family Bathroom

*8' 6" X 7' 3" (2.61m X 2.22m)*

Four piece white suite of fully tiled shower cubicle with shower as fitted, panel bath with mixer taps, wash hand basin, low flush W/C with concealed cistern. Two chrome ladder/towel rails, ceramic tiled flooring, light and shaver point, extractor fan, inset down lighters.

## Second Floor Landing

Large storage cupboard. Inset down lighters. Coving to ceiling.

## Second Floor Bedroom One

*12' 9" X 13' 10" (3.89m X 4.23m)*

With two built in double width wardrobes, Upvc double glazed window to rear aspect, coving to ceiling, radiator, access to loft space, door to:

## En-Suite

White suite of fully tiled corner shower cubicle with shower as fitted, wash hand basin with storage under, low level W/C, ceramic tiled floor, chrome ladder heater/towel rail. Extractor fan.

## Second Floor Bedroom Two

*13' 3" X 8' 10" (4.06m X 2.70m)*

Upvc double glazed window to front aspect, radiator, built in double width wardrobe, door to:

## En-Suite

*7' 6" X 5' 0" (2.31m X 1.54m)*

White suite of fully tiled shower cubicle, wash hand basin, low flush W/C, chrome ladder heater/towel rail, extractor fan, ceramic tiled flooring.

## Outside

### Front Aspect

Paved courtyard, part enclosed by dwarf wall and black railings, outside tap, canopy porch.

### Rear Garden

Fully enclosed by panel fencing, laid to lawn with flower and shrub beds and borders, paved patio, outside tap, gated rear access, west facing.

### Single Garage

*17' 3" X 8' 3" (5.28m X 2.52m)*

With up and over door, eaves storage space, off road parking to the front.

### Please Note

EPC Rating: C.

Council Tax Band: E

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

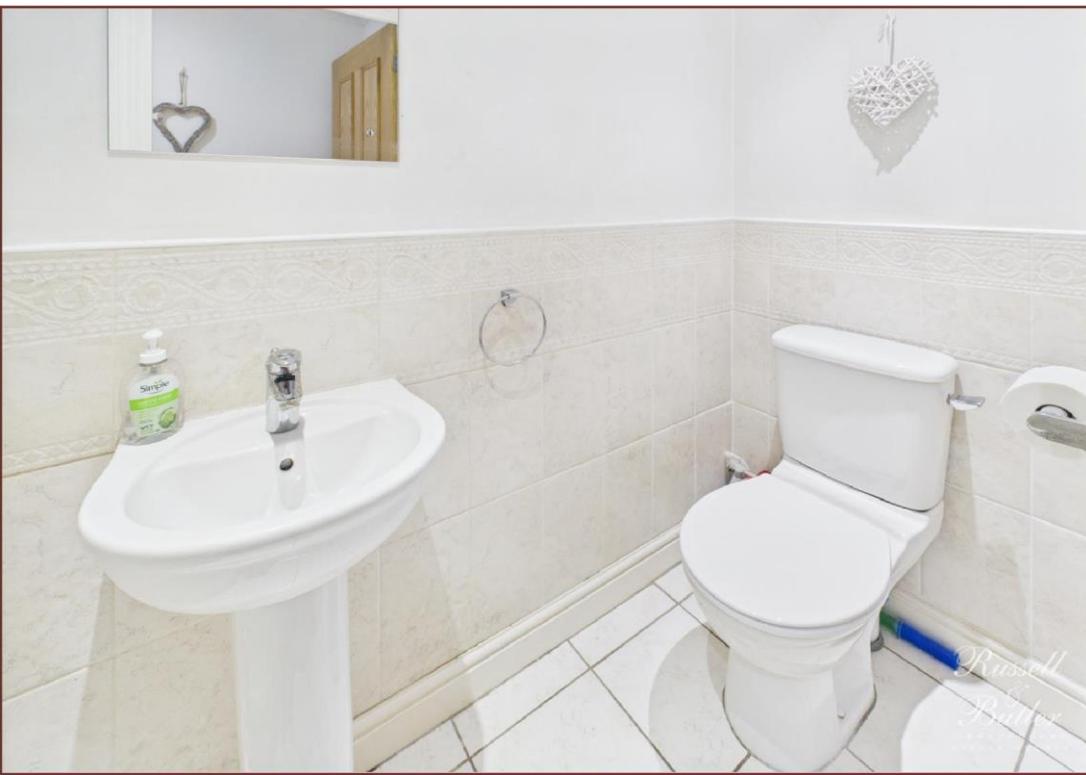
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Garage, off and on street.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

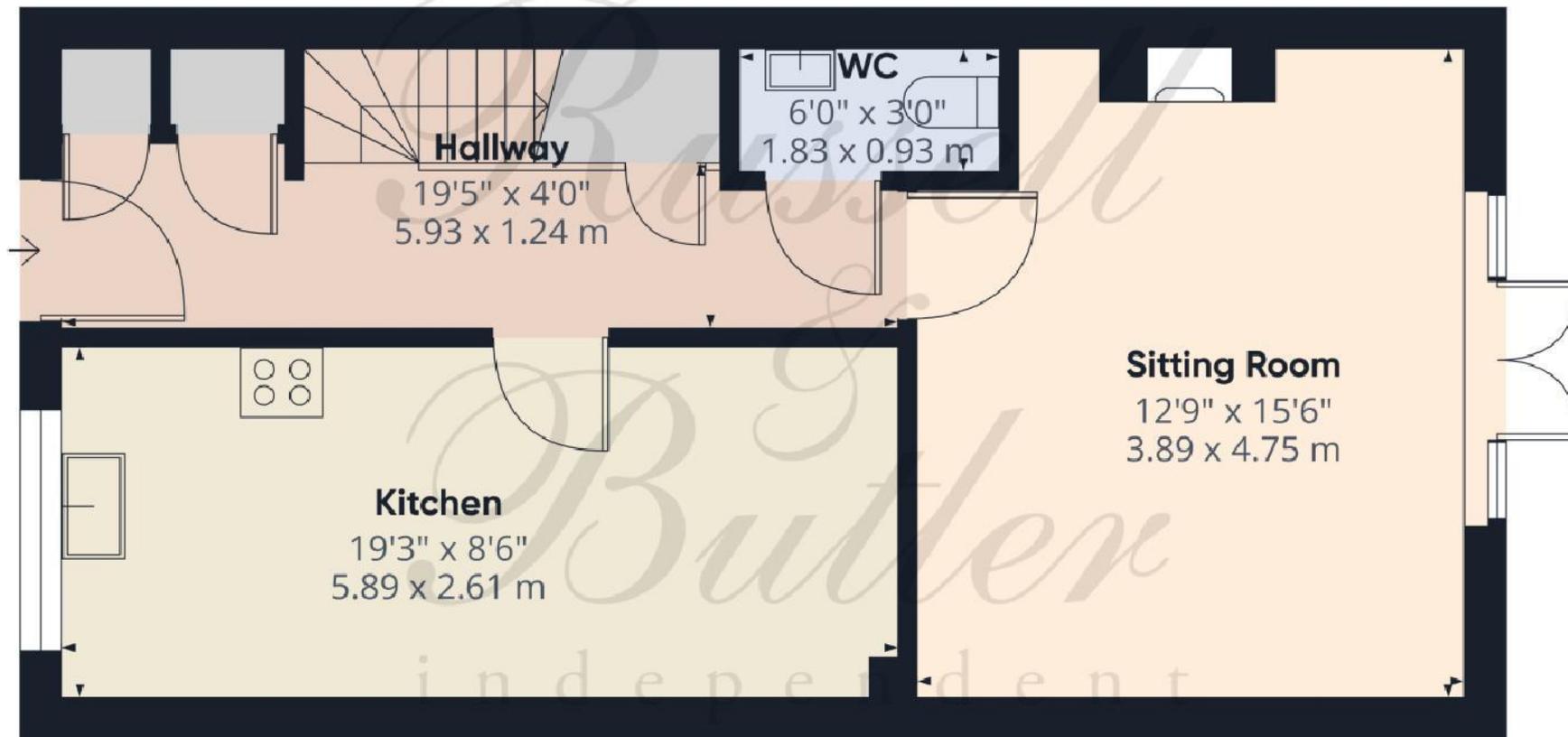
### Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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EST. 1988



Approximate total area<sup>(1)</sup>

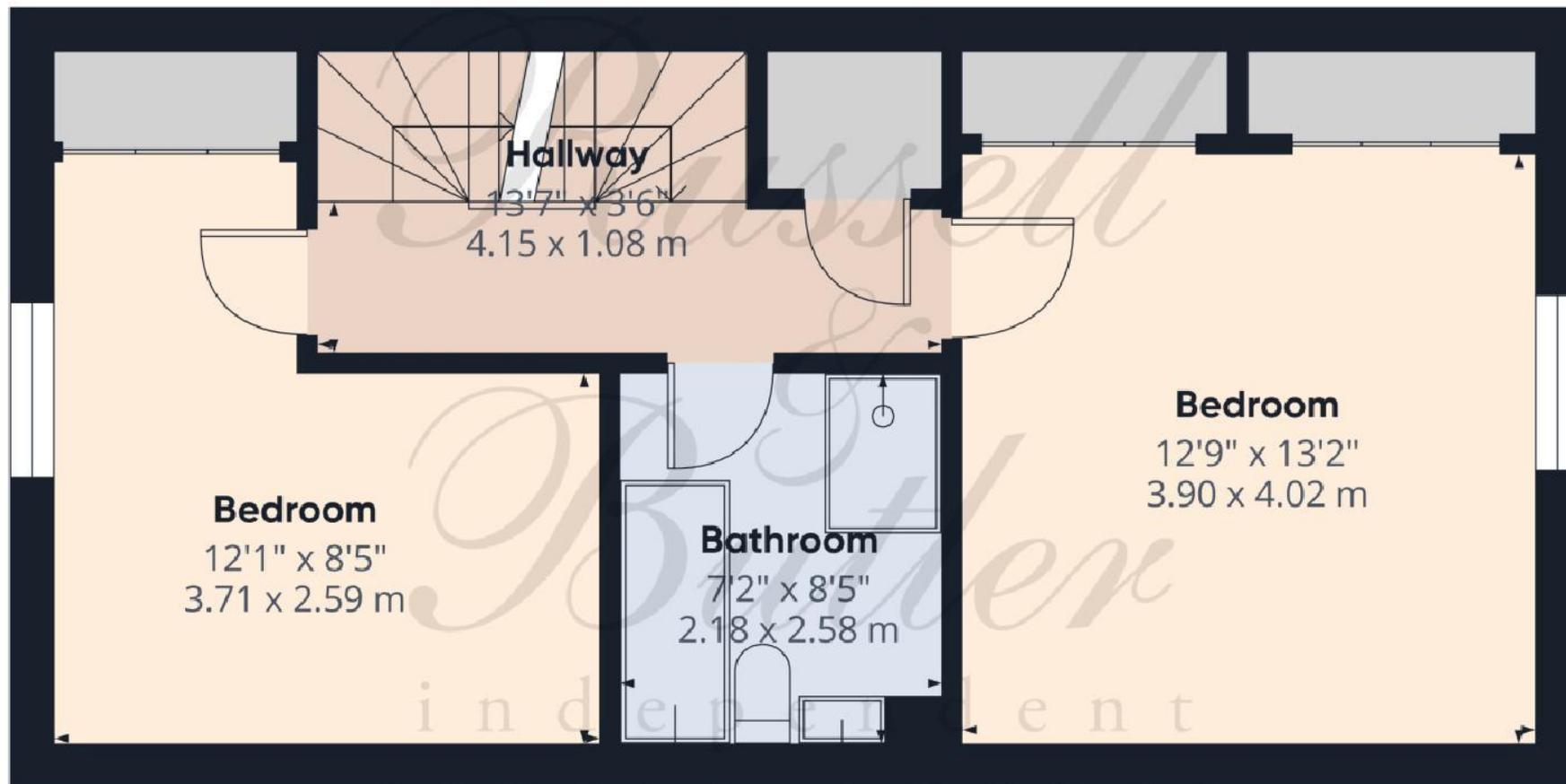
488 ft<sup>2</sup>

45.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



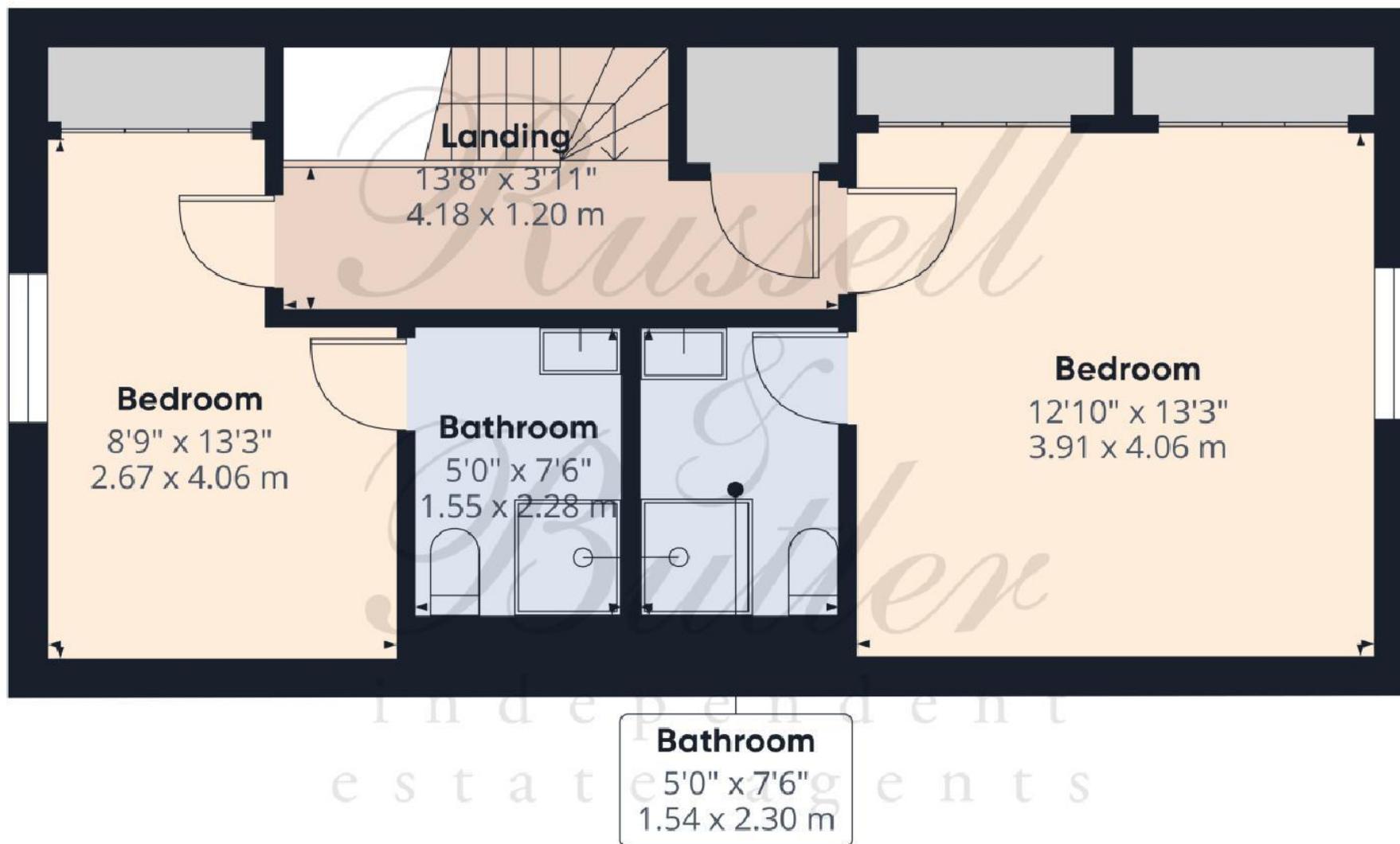
Approximate total area<sup>(1)</sup>

459 ft<sup>2</sup>  
42.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



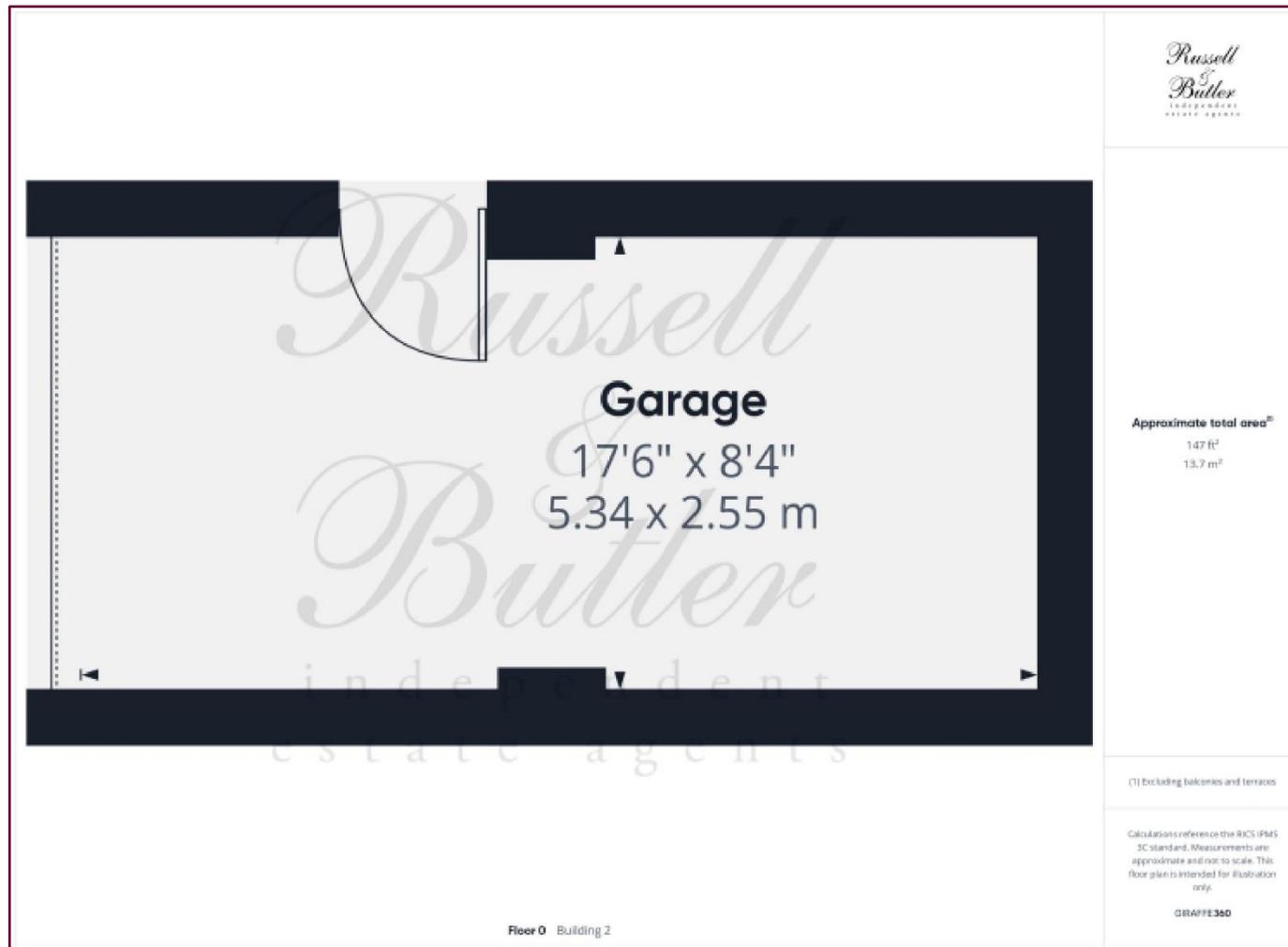
Approximate total area<sup>(1)</sup>

455 ft<sup>2</sup>  
42.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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