

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



*Russell
& Butler*
estate agents

Meadway, Buckingham, MK18 1BL

Asking Price £284,950 Freehold

For sale with no upper chain, a spacious three bedroom end of terrace family home well situated in a cul de sac location not far from local schooling including The Royal Latin Grammar, major super markets, leisure facilities and the town centre. The property has the benefits of: Gas to radiator central heating, UPVC double glazing, fitted kitchen with oven, hob & extractor and space for a dishwasher, a good sized rear garden which is not overlooked and an allocated parking space. The accommodation fully comprises: Entrance hall, sitting/dining room, conservatory, kitchen, first floor landing, three bedrooms, bathroom and gardens to both front and rear. Council Tax Band B. Energy rating C. NO UPPER CHAIN.



Entrance

Upvc double glazed entrance door to:

Sitting/Dining Room

14' 11" X 13' 6" (4.57m X 4.14m)

Double radiator, under stairs storage cupboard, Upvc double glazed patio door to conservatory.

Conservatory

10' 1" X 9' 9" (3.09m X 2.98m)

Ceramic tiled floor, double glazed French patio doors to garden.

Kitchen

9' 8" X 7' 4" (2.97m X 2.24m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob, extractor canopy over, split level electric oven, plumbing for automatic washing machine and dishwasher, Upvc double glazed window to front aspect.

First Floor Landing

Access to loft space with light and ladder.

Bedroom One

13' 7" X 8' 10" (4.16m Max into wardrobe recess x 2.7m)

Radiator, Upvc double glazed window to front aspect, good sized over stairs storage cupboard with shelving and housing "Worcester" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom Two

10' 7" X 7' 3" (3.25m X 2.23m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

7' 8" X 5' 10" (2.35m X 1.80m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 7" X 4' 10" (2.02m X 1.49m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, Upvc double glazed window to side aspect, ladder towel radiator, extractor fan.

Front Garden

Open plan laid to lawn, path to entrance, allocated parking space to side.

Rear Garden

Gated side access to rear garden which is not overlooked.

Laid to lawn, paved patio, enclosed by fencing.

Please Note

EPC Rating: C. Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

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

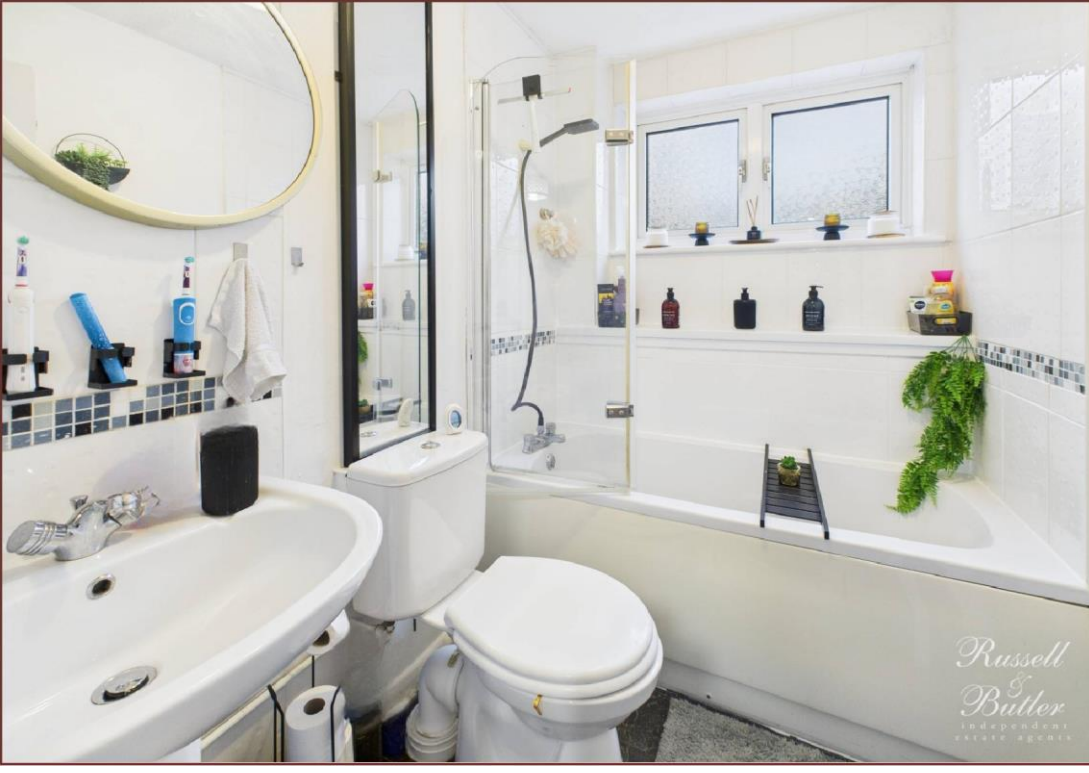
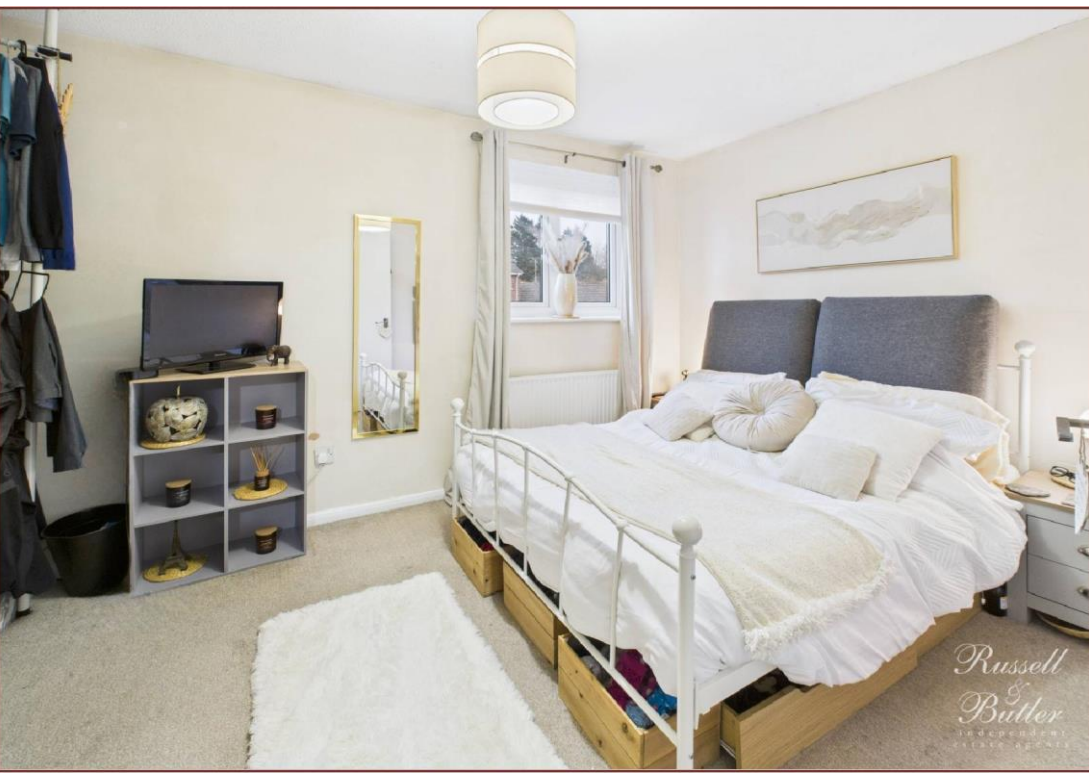
BROADBAND/MOBILE COVERAGE: Standard and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a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

Parking: Allocated parking space.

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.





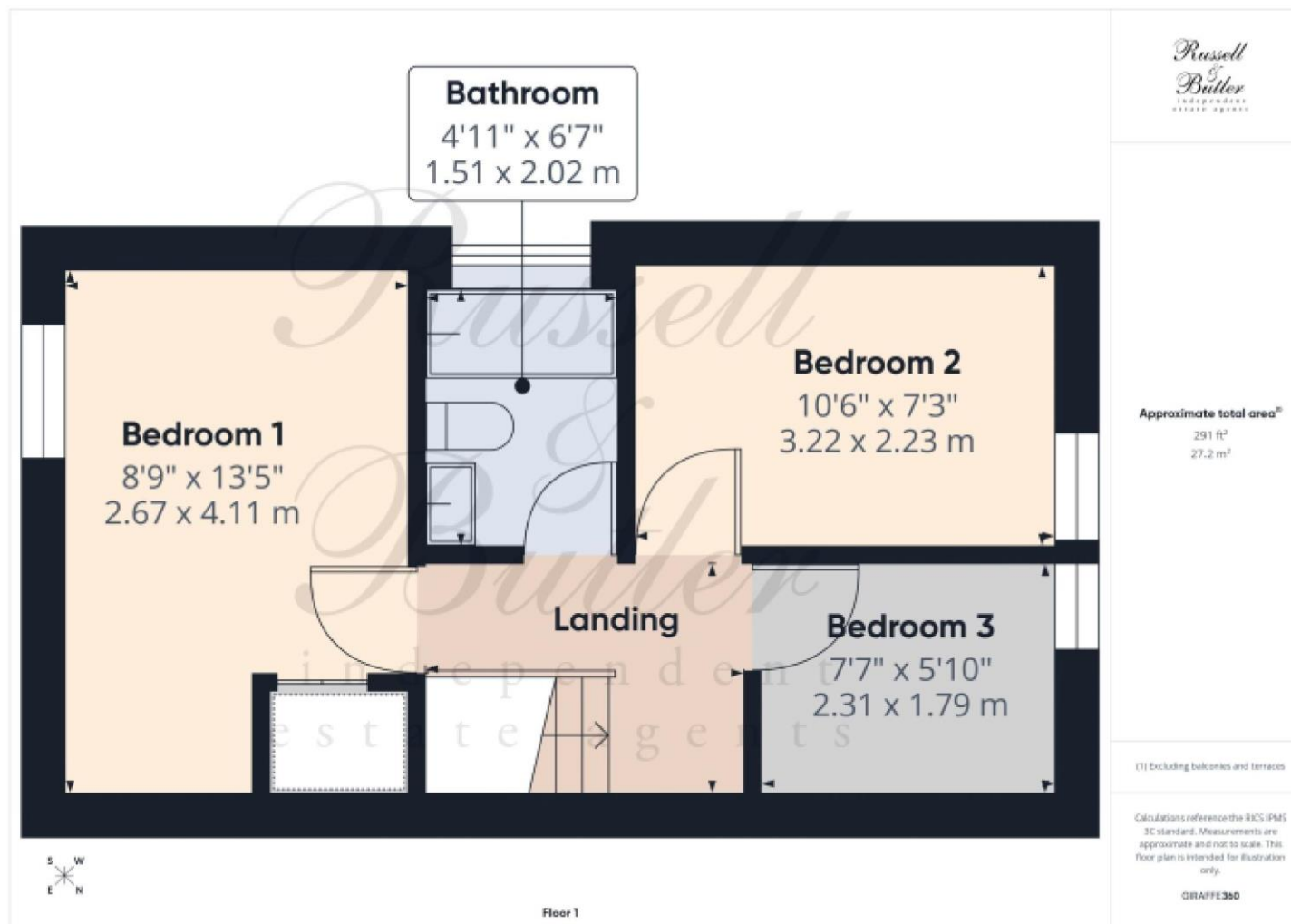
Approximate total area⁽¹⁾
418 ft²
38.6 m²

(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.

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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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