

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

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Poplars Road, Buckingham, MK18 1BQ
Asking Price £425,000.00 Freehold

A rarely available three double bedroom semi-detached family home in a sought-after location within short walking distance of Buckingham town centre. The property is situated on a good-sized plot and has the advantages of being in catchment for the Royal Latin Grammar School, gas to radiator central heating, Upvc double glazing, re-fitted kitchen, a generous amount of driveway parking to the front of the property and landscaped garden to the rear. The accommodation comprises: Entrance, entrance hall, cloakroom, large sitting/dining room, modern re-fitted kitchen with covered side access to single garage. On the first floor, main bedroom with built in wardrobes, two further double bedrooms family bathroom. To the outside generous front & rear gardens with the rear garden benefiting from being South facing and landscaped. Single garage with driveway parking in front. Freehold. Council tax band D. EPC rating C.



Entrance

UPVC double glazed door to;

Entrance Hall

8' 10" X 10' 2" (2.70m X 3.11m)

Under stair storage cupboard, radiator, UPVC double glazed window to front aspect.

Cloakroom

Suite comprising low level W.C, corner wash hand basin, heated towel rail, half height ceramic tiling, UPVC double glazed window to side aspect.

Lounge/Diner

21' 1" X 12' 0" (6.44m X 3.66m)

Dual aspect with UPVC double glazed bay window to front aspect, UPVC double glazed windows & French doors to rear aspect, two radiators.

Kitchen

11' 7" X 10' 6" (3.55m X 3.22m)

Re-fitted to comprise; inset single drainer stainless steel sink unit with mono-bloc mixer tap & cupboard under, further range of base, drawer & eye level units, granite effect work tops & splash backs. Integrated two tier electric oven & grill, four zone induction hob with extractor hood over, integrated full length fridge, dishwasher, storage cupboard, tiled floor, UPVC double glazed window to rear aspect. UPVC double glazed door to covered side access.

Inner Lobby

Providing rear access, personal door to the single garage.

First Floor Landing

UPVC double glazed window to front aspect, airing cupboard housing hot water tank with shelving, access to partly boarded loft.

Bedroom One

12' 8" X 10' 6" (3.87m X 3.22m)

Wall length built in wardrobe with hanging rail & shelving, radiator, UPVC double glazed window to rear aspect.

Bedroom Two

12' 1" X 10' 3" (3.69m X 3.13m)

Radiator, UPVC double glazed window to front aspect.

Bedroom Three

8' 8" X 10' 6" (2.65m X 3.22m)

Radiator, UPVC double glazed window to rear aspect.

Bathroom

5' 11" X 7' 1" (1.82m X 2.16m)

White suite of L-shape bath with shower over, wash hand basin with cupboard under, low level W.C, heated towel rail, ceramic tiling to all splash areas, vinyl flooring, UPVC double glazed window to front aspect.

Bathroom

5' 11" X 7' 1" (1.82m X 2.16m)

White suite of L-shape bath with shower over, wash hand basin with cupboard under, low level W.C, heated towel rail, ceramic tiling to all splash areas, vinyl flooring, UPVC double glazed window to front aspect.

Outside

Front Garden

Laid mainly to lawn with established borders & mature shrubs.

Rear Garden

A well-designed landscaped garden laid mainly to lawn with established hedge-rows, Indian slate paved patio seating areas, small pond set within a bed of decorative shingle & covered side passage providing access to front aspect.

Single Garage

16' 10" X 8' 11" (5.14m X 2.74m)

With up and over door, light and power connected, inset single drainer sink unit, cupboard under, worktops, space and plumbing for washing machine, space for tumble dryer, personal door to inner lobby.

Please Note

EPC Rating: C

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

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

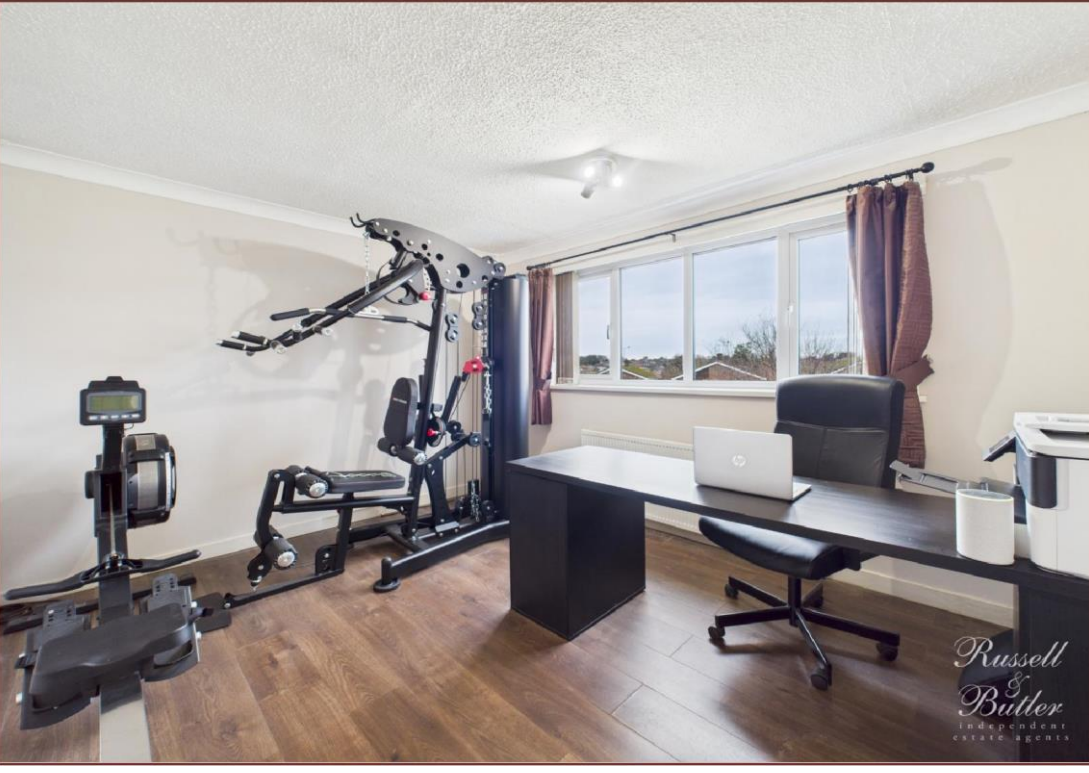
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Driveway parking, 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.





*Russell
& Butler*
Independent
estate agents





Floor 0

Approximate total area⁽¹⁾

697 ft²
64.9 m²

Reduced headroom

10 ft²
0.9 m²

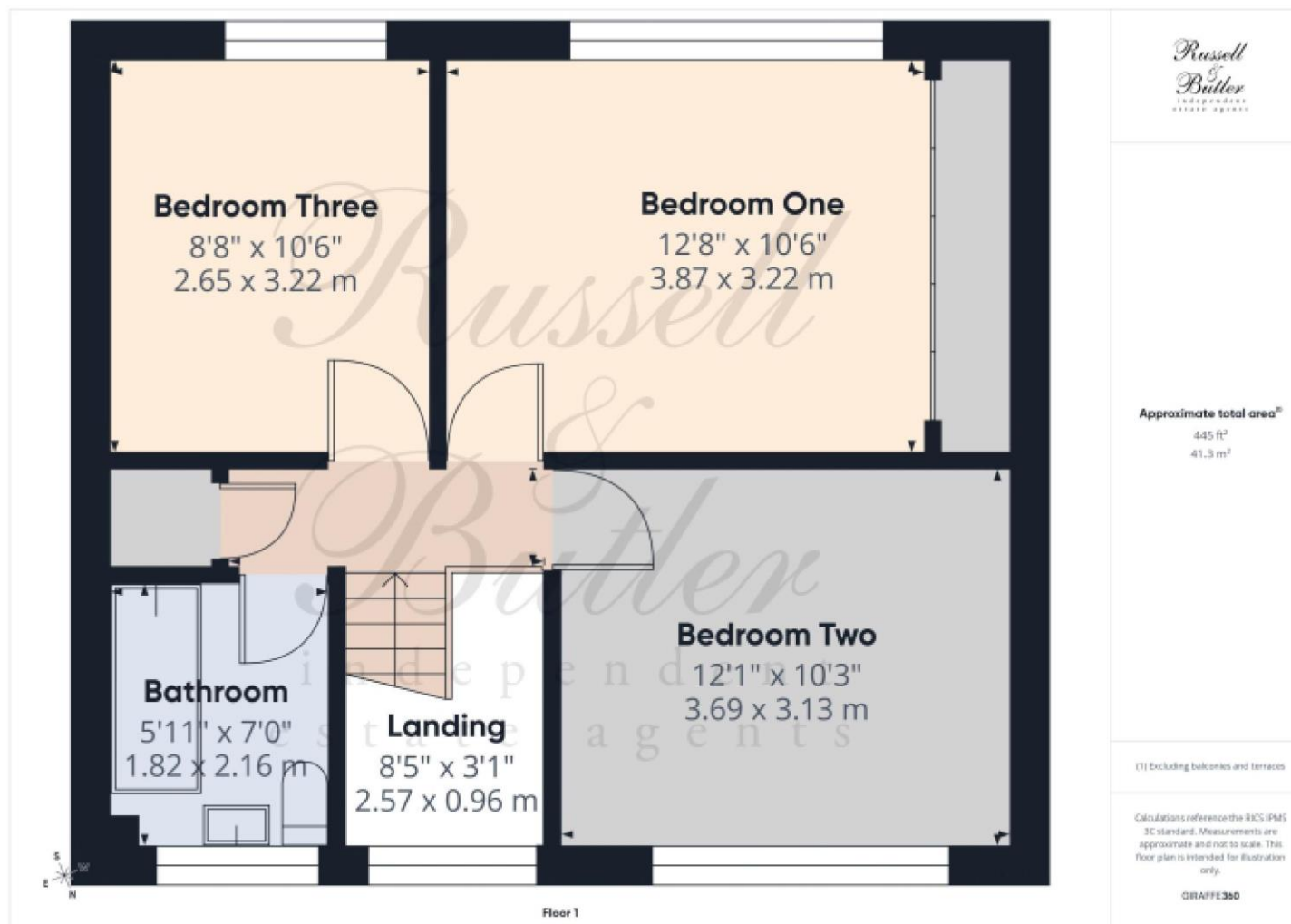
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GRAFF/350



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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