

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Addington Terrace, Buckingham, MK18 1LB

Asking Price £300,000.00

A good sized three bedroom semi detached property in need of updating and for sale with no upper chain. The property is in a great location, walking distance of the town centre and in catchment for local schooling. The property benefits from a good sized rear garden, gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Entrance hall with built in storage, downstairs WC, sitting room, kitchen, a further reception room which could be used as a snug, dining room or office space, first floor landing, three bedrooms and a shower room. To the outside both front and rear gardens, outside storage and gated side access. EPC rating D. NO UPPER CHAIN.



Entrance

Door to;

Entrance Hall

Radiator, under stairs storage, stairs rising to first floor.

Downstairs WC

Low level WC, Upvc double glazed window to side aspect.

Sitting Room

3.92m max x 2.96m max plus door recess

Upvc double glazed window to rear aspect, radiator.

Kitchen

2.41m x 2.36m

A range of base level units, stainless steel one and a quarter sink with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven and hob, space for fridge, space for slimline dishwasher, space for washing machine, radiator, Upvc double glazed window to rear aspect, door to rear.

Dining Room/Snug

3.56m max x 3.37m max into bay

Upvc double glazed window to front aspect, radiator.

First Floor Landing

Upvc double glazed window to side aspect, cupboard housing water tank.

Bedroom One

3.99m max x 3.48m max

Upvc double glazed window to front aspect, radiator.

Bedroom Two

3.50m max x 2.75m max.

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

3.02m max x 1.93m max

Upvc double glazed window to rear aspect, radiator, 'Ideal' gas fired boiler.

Shower Room

Fully tiled walk in shower, pedestal wash had basin, low level

wc, tiling to splash areas, heated towel rail, Upvc double glazed window to rear aspect.

Outside

Front Garden

Laid to lawn with gravel area, storage shed, gated side access.

Rear Garden

Steps leading to paved area with further steps leading to gravel and artificial grass area, outside storage and summer house.

Please Note

All mains services connected.

Council Tax Band C.

EPC Rating: D.

Flood Risk:

Surface Water - Low risk of flooding.

River Water - Very Low risk of flooding.

Broadband: Standard, Superfast and Ultrafast available.

Mobile: EE, O2, Three and Vodafone Voice and Data Likely indoor. EE, O2, Three and Vodafone Voice and Data Likely both outdoors.

Measurements on floor plan are approximately 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 bestbroker 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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Floor 0



Floor 1

Approximate total area⁽¹⁾
761.4 ft²
70.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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