

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

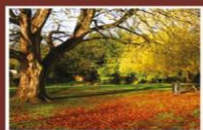
t: 01280 815999 e: sales@russellandbutler.com



Whitehead Way, Buckingham, MK18 1FL

Guide Price £265,000.00 Freehold

A two bedroom coach house situated on a sought after development, offering: Gas to radiator central heating, UPVC double glazing, kitchen with integrated oven, hob and washing machine and integral garage. The accommodation comprises: Entrance hall, cloakroom, first floor landing, Open Plan kitchen/sitting/dining room, two bedrooms and bathroom. NO ONWARD CHAIN. Council Tax Band C. Energy rating C.



Entrance

Composite entrance door to:

Entrance Hall

Double radiator, stairs rising to first floor.

Cloakroom

White suite of pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, extractor fan, radiator, under stairs storage cupboards.

First Floor Landing

Radiator, Upvc double glazed window to rear aspect, access to loft space, airing cupboard housing hot water tank and immersion heater.

Open Plan Kitchen/Sitting/Dining Room

17' 8" X 16' 2" (5.40m X 4.95m)

Irregular shaped room

Sitting/Dining Room

Two radiators, Two Upvc double glazed windows to front aspect.

Kitchen

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces, ceramic tiling to splash areas, four ring gas hob with extractor canopy over, electric oven under, integrated washing machine, space for fridge freezer, inset downlighter, cupboard housing "Worcester" gas fired boiler supplying gas to radiator central heating and domestic hot water, Two Upvc double glazed windows to rear aspect.

Bedroom One

10' 9" X 9' 3" (3.29m X 2.84m)

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

Bedroom Two

9' 0" X 6' 7" (2.75m X 2.03m)

Including bulk head.

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

Bathroom

6' 4" X 5' 7" (1.95m X 1.71m)

White suite of panel bath with shower over and glazed screen, pedestal wash hand basin, low flush wc, full and half ceramic tiling to all walls, radiator, extractor fan, ceramic tiled floor.

Please Note

Management charge information to follow shortly.

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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 at rear.

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

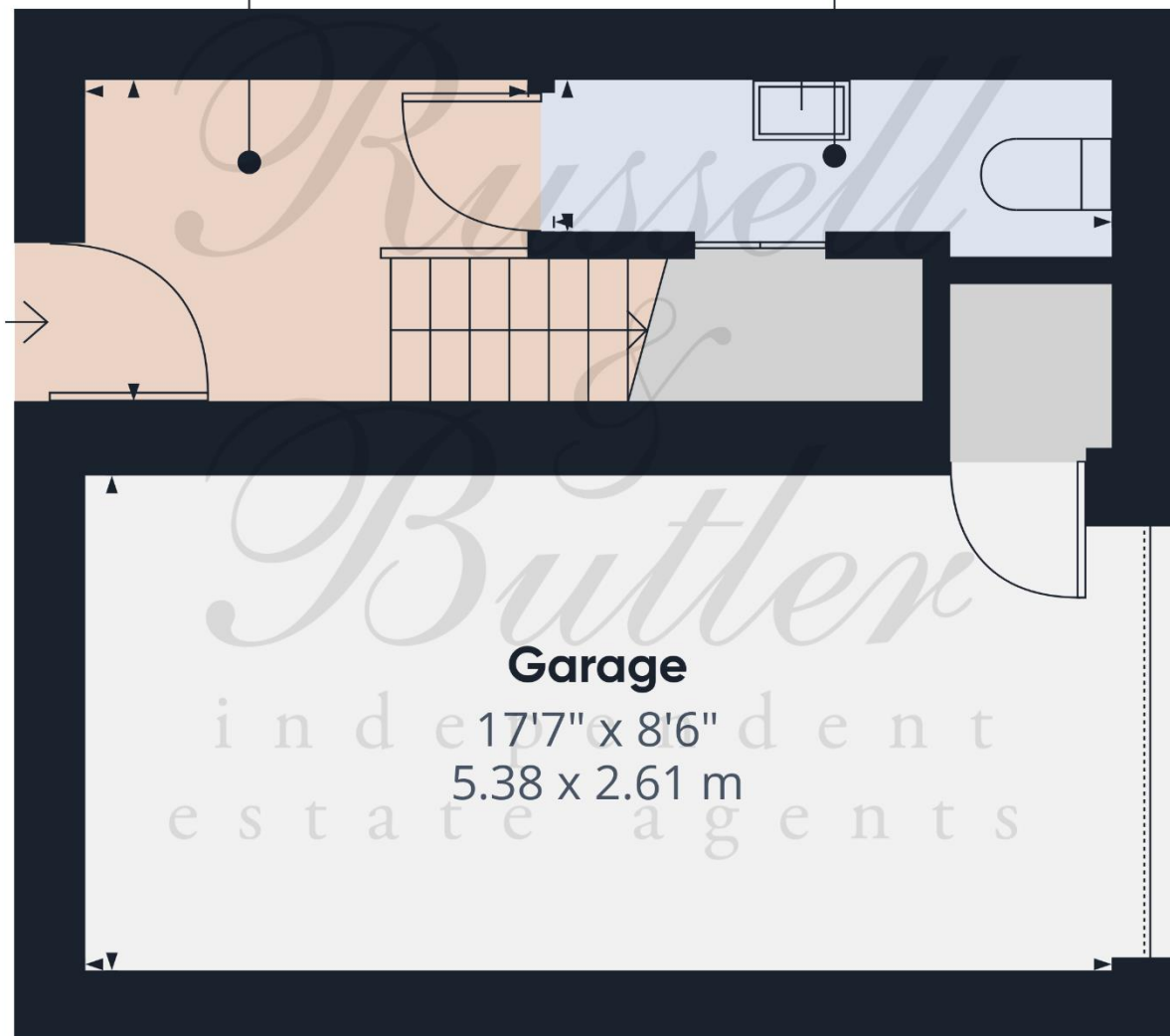


Entrance Hall

7'5" x 5'10"
2.28 x 1.80 m

Cloakroom

9'6" x 2'11"
2.91 x 0.89 m



Garage

17'7" x 8'6"
5.38 x 2.61 m

Floor 0

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Approximate total area⁽¹⁾

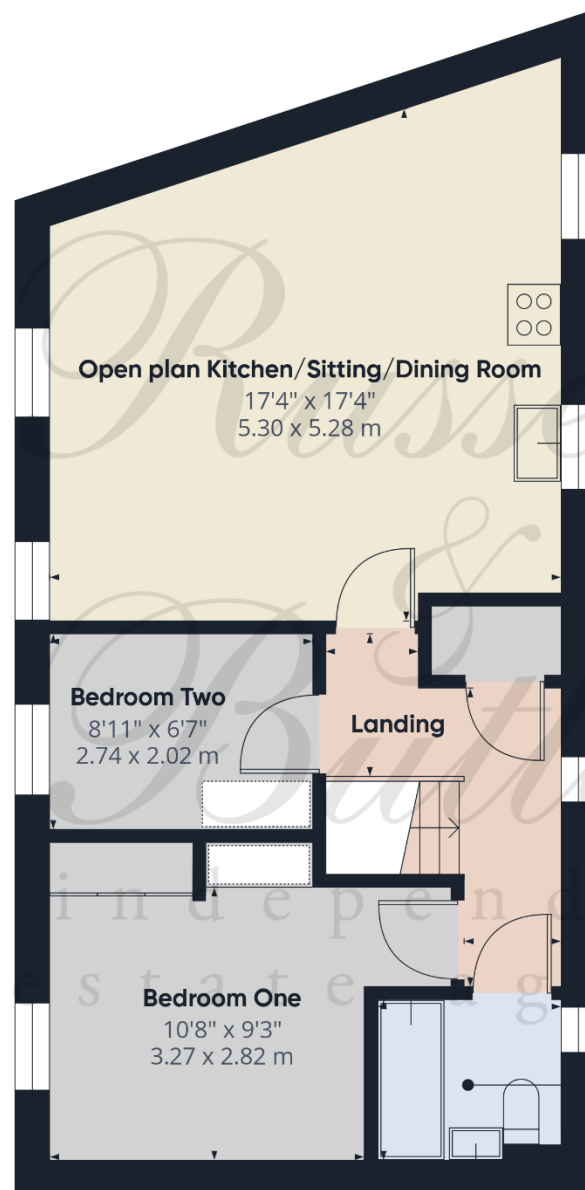
257 ft²
23.8 m²

(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.



Floor 1

Approximate total area⁽¹⁾

552 ft²
51.3 m²

(1) Excluding balconies and terraces

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