

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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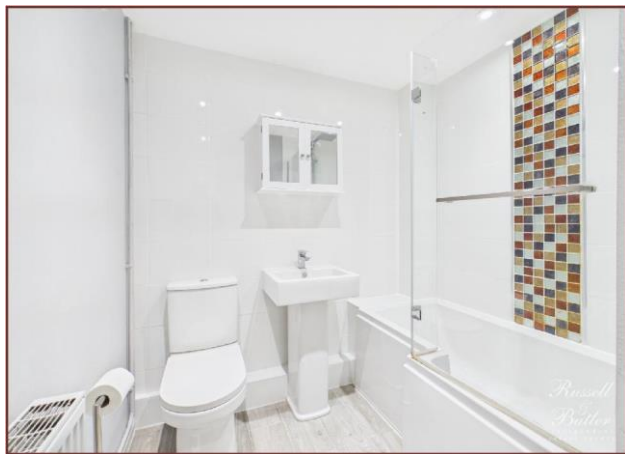
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# Meadway, Buckingham, MK18 1BL

## Asking Price £279,995 Freehold

A two bedroom mid terraced bungalow situated towards the end of a cul de sac and offering: Gas to radiator central heating, UPVC double glazing, re-fitted kitchen, re-fitted bathroom, allocated parking space and a good size private rear garden. The accommodation comprises: Entrance porch, entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom, allocated parking space and gardens to front and rear. Council Tax Band B. Energy rating C.



Russell  
& Butler  
Independent  
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### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Hall**

Upvc double glazed window to front aspect, Upvc double glazed entrance door to:

### **Sitting Room**

*14' 1" X 12' 1" (4.31m X 3.69m)*

Double radiator, Upvc double glazed French patio doors to rear garden, storage cupboard, cupboard housing "Ideal" gas fired combi boiler supplying both central heating and domestic hot water.

### **Kitchen**

*9' 8" X 7' 5" (2.96m X 2.27m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with electric oven under, extractor canopy over, inset LED downlighting, space for fridge freezer, plumbing for automatic washing machine.

### **Bedroom One**

*10' 7" X 8' 10" (3.25m X 2.70m)*

Radiator, Upvc double glazed window to front aspect.

### **Bedroom Two**

*10' 10" X 7' 5" (2.41m X 2.27m)*

Radiator, Upvc double glazed window to front aspect.

### **Family Bathroom**

White suite of panel bath with shower over, glazed screen, pedestal wash hand basin, low flush wc, ceramic tiling to walls and floor, inset LED downlighting, extractor fan.

### **Front Garden**

Laid to lawn with path to property entrance.

### **Rear Garden**

Laid to lawn, paved patio, fully enclosed by timber fencing, not overlooked.

### **Please Note**

Council Tax Band B.

EPC Rating C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Gas.

### **BROADBAND/MOBILE**

COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000 Mbps 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.

Pursuant to the terms of the Estates Act 1979. We disclose that the seller of this property is an employee of Russell & Butler.

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 Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.





Approximate total area<sup>(1)</sup>  
500 ft<sup>2</sup>  
46.5 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.

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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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