

Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Western Avenue, Buckingham, MK18 1LN

Asking Price £319,995.00

Located just a 10-minute walk from Buckingham Town centre and all the amenities, this spacious three double bedroom mid terrace property benefits further from a large rear garden and being in catchment for the Royal Latin Grammar School. The accommodation in brief, hallway, dual aspect lounge/diner with French doors leading out onto the decked entertaining area, fitted kitchen, ground floor cloakroom and utility/laundry room. On the first floor, landing, three double bedrooms, family bathroom with sperate shower cubicle and roll top bathtub. UPVC double glazing and gas to radiator central heating. There is off road parking to the front and a large, enclosed gardens to the rear. Council tax band C. EPC rating C



Entrance

Upvc double glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, radiator.

Cloakroom

White suite of low level wc, wall mounted corner wash hand basin.

Lounge/Diner

19' 10" X 9' 3" (6.05m X 2.82m)

Upvc double glazed window to front aspect, wooden flooring, radiator, open through to dining area.

Dining Area

Radiator, Upvc double glazed French doors to decking and rear garden.

Kitchen

11' 5" X 9' 10" (3.48m X 3.02m)

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, built in electric oven and grill, four ring gas hob, filter hood over, integrated dishwasher, Upvc double glazed window to rear aspect, radiator, part glazed doors to:

Utility Room

14' 2" X 6' 3" (4.34m X 1.91m)

Upvc double glazed window and doors to rear garden, space and plumbing for washing machine, range of built in storage cupboards, work top over.

First Floor Landing

Upvc double glazed window to front aspect.

Bedroom One

15' 4" X 9' 10" (4.69m X 3.01m)

Two Upvc double glazed windows to rear aspect, radiator, exposed wooden flooring.

Bedroom Two

12' 3" X 9' 9" (3.74m X 2.99m)

Upvc double glazed window to front aspect, radiator, exposed wooden flooring.

Bedroom Three

9' 10" X 9' 10" (3.02m X 3.00m)

Upvc double glazed window to rear aspect, radiator, exposed wooden flooring.

Family Bathroom

8' 3" X 6' 9" (2.54m X 2.06m)

White suite of ball and claw roll top bath, width and a half fully tiled shower cubicle, pedestal wash hand basin, low level wc, chrome ladder towel radiator, full height ceramic tiling to walls, Upvc double glazed window to front aspect.

Front Garden

Block paved driveway leading to property entrance, shared pedestrian rear access, established planting.

Rear Garden

Fully enclosed large rear garden with established planting, laid mainly to lawn, composite decked area.

Please Note

Council Tax Band C

EPC Rating C

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 and Ultra-fast broadband available. Offering highest speeds of 1800Mbps 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

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.



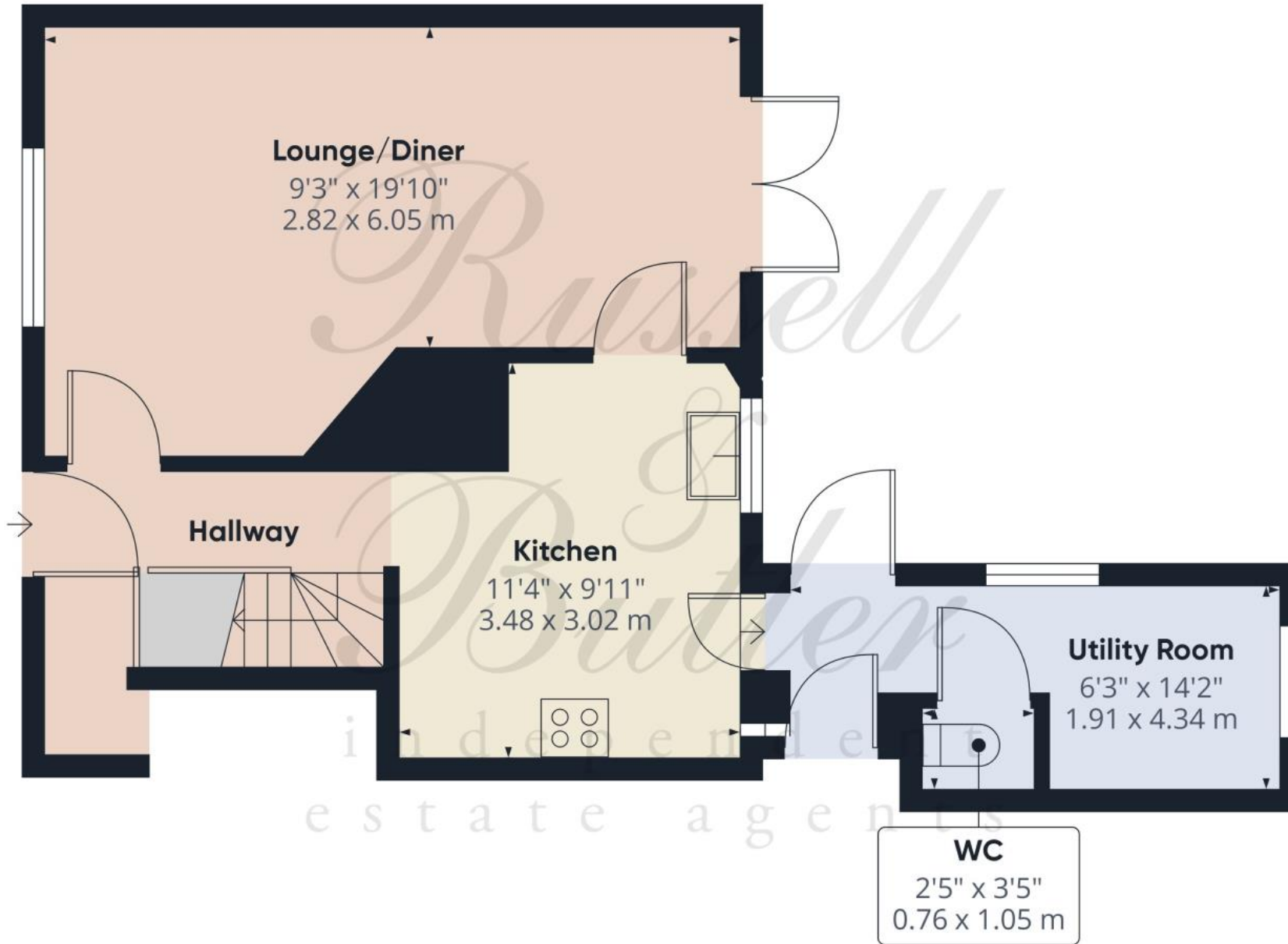


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Approximate total area⁽¹⁾
400 ft²
37.2 m²

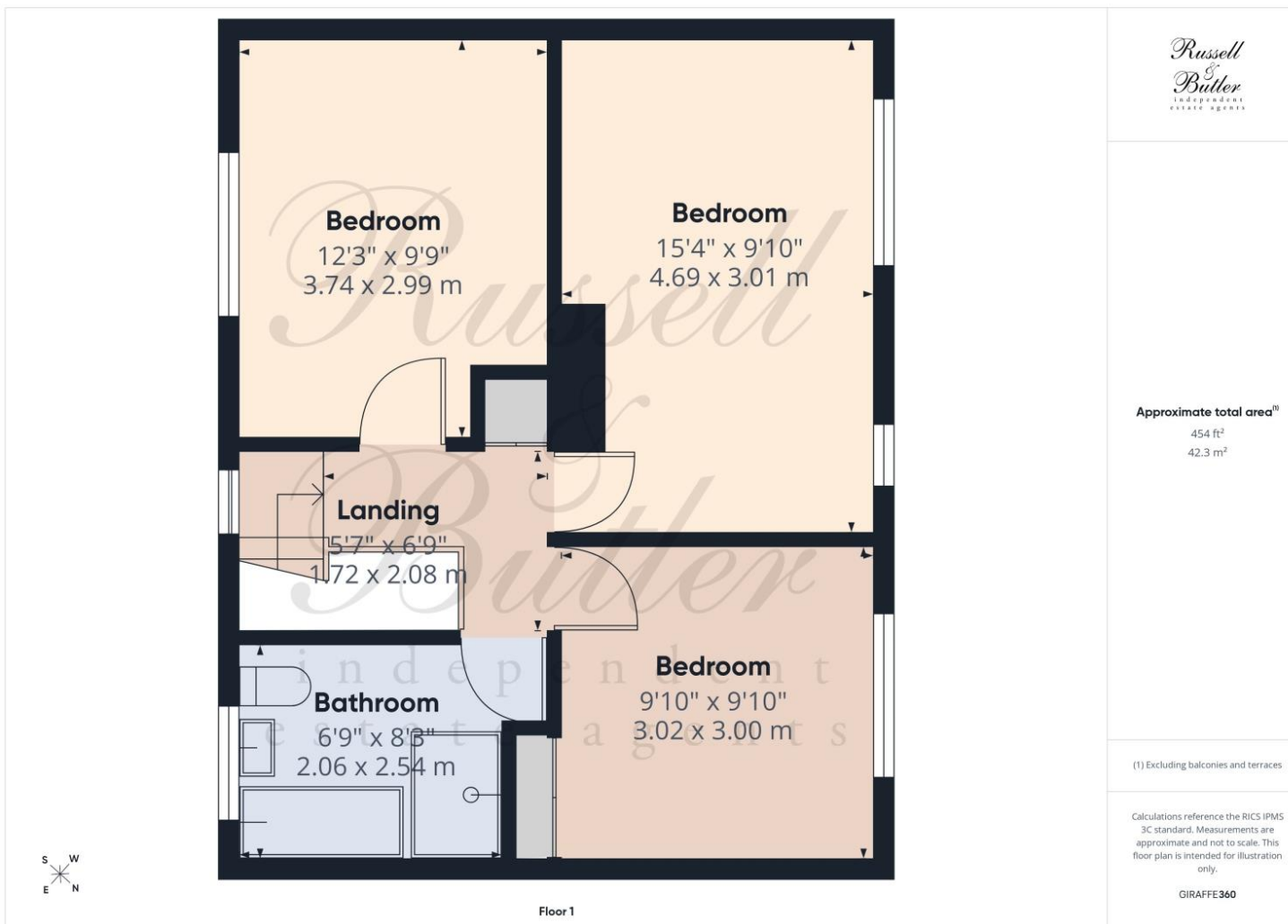
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



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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