Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Moreton Road, Buckingham, MK18 1PW
Asking price £580,000.00 Freehold

Offered for sale with no onward chain, this four-bedroom detached family home in need of some updating in a non estate location with a mature, established rear garden and within walking distance to Buckingham town and all the amenities. The accommodation in brief: entrance hall, dual aspect sitting/dining/family room, kitchen breakfast room, ground floor cloakroom. On the first floor, landing, bedroom one with en-suite shower room, two further double bedrooms, fourth single bedroom and the spacious family bathroom. There is a gravel driveway providing off road parking for several vehicles and leads to the integral single garage, fully enclosed established southeast facing gardens to the rear. EPC Rating D. Council tax band F.

Entrance
Upvc double glazed side panels and composite door to:

Entrance Hall
Stairs rising to first floor, under stairs storage cupboard, radiator, central heating thermostat.

Cloakroom
4' 7" X 4' 6" (1.42m X 1.39m)
White suite of low level wc, pedestal wash hand basin, Upvc double glazed window to rear aspect.

Sitting/Dining/Family Room
36' 7" X 11' 11" (11.17m X 3.65m)

Sitting/Dining Area
Upvc double glazed Bay window to front aspect, radiator, coving to ceiling, feature fireplace with electric fire as fitted, double panel radiator.

Family Room
Upvc double glazed sliding doors to rear garden, radiator.

Kitchen/ Breakfast Room
21' 10" X 9' 4" (6.67m X 2.85m)
Fitted to comprise inset single drainer 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, breakfast bar , space and plumbing for washing machine, space and plumbing for slimline dishwasher, integrated electric oven and grill, ceramic hob with extractor hood over, coving to ceiling, double panel radiator, two Upvc double glazed windows to side and rear aspect, space for tall fridge/freezer, part glazed door to lobby.

Inner Lobby
Upvc double glazed door to rear garden, door to integral garage.

First Floor Landing
Radiator.

Bedroom One
11' 10" X 10' 9" (3.62m X 3.28m)
Upvc double glazed window to front aspect, radiator, door to en-suite.

En-Suite
White suite of fully tiled shower cubicle with shower as fitted, low level wc, pedestal wash hand basin, extractor fan, half height ceramic tiling to walls, chrome ladder towel rail.

Bedroom Two
18' 9" X 8' 5" (5.74m X 2.58m)
Dual aspect bedroom with Upvc double glazed windows to front and rear aspects, two radiators, access to loft space.

Bedroom Three
12' 6" X 10' 8" (3.82m X 3.27m)
Upvc double glazed window to rear aspect, radiator, airing cupboard housing hot water tank with linen shelving as fitted, access to loft space.

Bedroom Four
8' 11" X 8' 4" (2.72m X 2.55m)
Upvc double glazed window to front aspect, large over stairs storage cupboard, radiator.

Family Bathroom
9' 0" X 8' 3" (2.75m X 2.54m)
Coloured suite of panel bath with separate shower over, low level wc, pedestal wash hand basin, two radiators, Upvc double glazed window to rear aspect.

Front Garden
Part enclosed by wall and hedging, gravel driveway for several vehicles, gated side access, covered storm porch.

Rear Garden
Established and well stocked rear garden, laid mainly to lawn, large paved patio, outside tap.

Garage
23' 2" X 8' 6" (7.08m X 2.61m)
Integral garage with light and power connected, up and over, wall mounted gas fired boiler supplying both domestic hot water and radiator central heating.

Please Note
EPC Rating: D Council Tax: F

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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

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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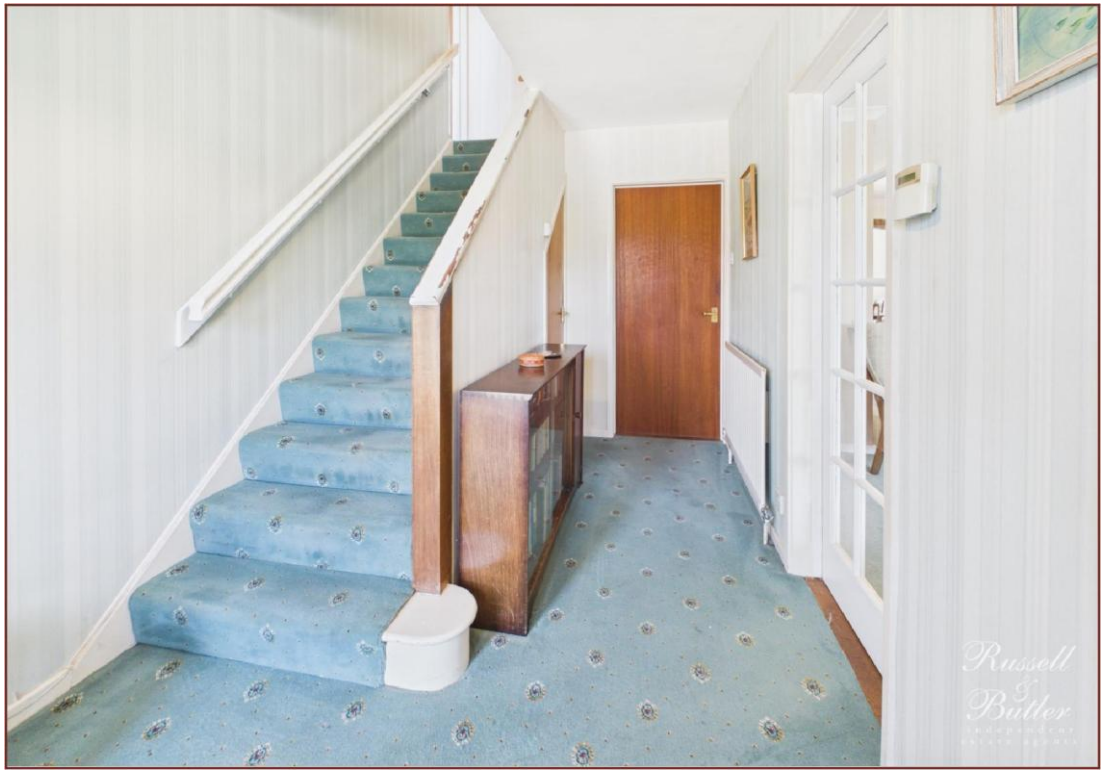
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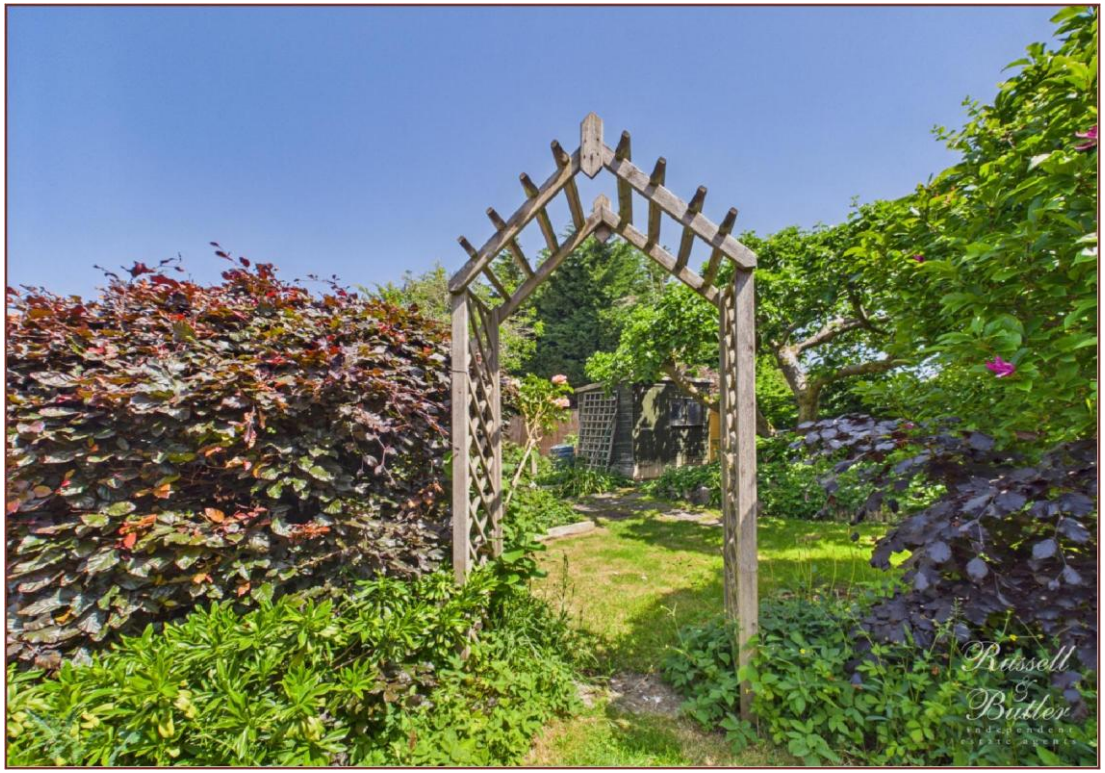
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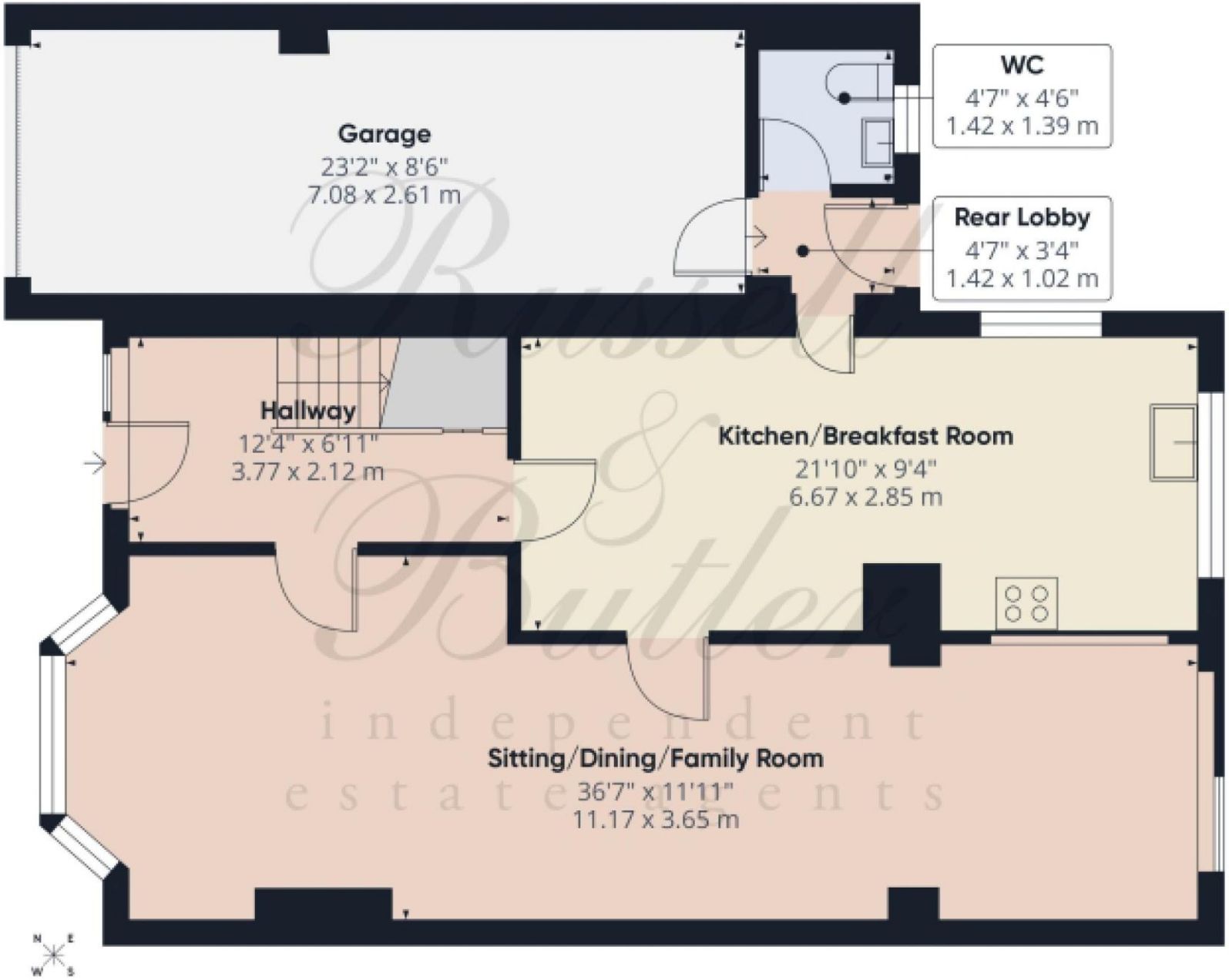

Floor 0

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Approximate total area(1)

906 ft²

84.2 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.

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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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