

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



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Constance Street, Buckingham, MK18 7RH

Asking Price £430,000.00 Freehold

A spacious three bedroom detached family home situated on Lace Hill, walking distance of the Royal Latin Grammar school and local amenities. The property benefits from a garage with an electric door and driveway for two cars, downstairs WC and ensuite to the main bedroom. The accommodation of the property fully comprises: Entrance hall, cloakroom, sitting room, kitchen/diner, utility room, conservatory, first floor landing with built in storage, bedroom one with built in wardrobes, ensuite shower room, bedroom two with built in storage, bedroom three and a white bathroom suite. To the outside rear garden, garage and driveway parking. EPC Rating C. Annual maintenance development charge approx £TBC per annum. Council Tax Band E. NO UPPER CHAIN.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap, radiator, tiling to splash areas, extractor fan.

Sitting Room

17' 8" X 10' 9" (5.41m X 3.28m)

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, two radiators.

Kitchen/Diner

17' 9" X 9' 7" (5.42m X 2.93m)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, space for fridge freezer, built in oven and hob, extractor over, splash back, integrated dishwasher, Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, two radiators, cupboard housing gas fired combi boiler.

Utility

Space for washing machine, space for tumble dryer, work top over, a range of base and eyelevel units, built in storage, radiator, door to rear.

Conservatory

8' 11" X 8' 3" (2.73m X 2.54m)

Upvc double glazed, doors to garden, electric heater.

First Floor Landing

Upvc window to rear aspect, radiator, airing cupboard housing hot water tank with linen shelving as fitted, access to loft space.

Bedroom One

10' 0" X 11' 4" (3.07m + Wardrobe Area x 3.46m + Wardrobe Area)

Upvc double glazed window to front aspect, radiator, built in wardrobes.

En-suite

Walk in shower, pedestal wash hand basin with mixer tap, low level wc, heated towel, Upvc double glazed window to front aspect, tiling to splash areas, extractor fan.

Bedroom Two

10' 10" X 9' 7" (3.32m Max x 2.93m Max)

Upvc double glazed window to front aspect, built in cupboard, radiator.

Bedroom Three

9' 1" X 8' 4" (2.79m X 2.55m)

Upvc double glazed window to side aspect, radiator.

Family Bathroom

Bath with shower over, shower screen as fitted, pedestal wash hand basin with mixer tap, tiling to splash areas, low level wc, radiator, extractor fan, Upvc double glazed window to side aspect.

Outside

Front Aspect

Low maintenance to front.

Rear Garden

Gated side access, outside tap, laid to lawn with patio area.

Garage

Power and light connected, pedestrian door to side aspect and electric door to front aspect.

Please Note

Annual maintenance charge for development approx. £TBC per annum.

EPC Rating: C.

Council Tax Band: E.

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 & 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 parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

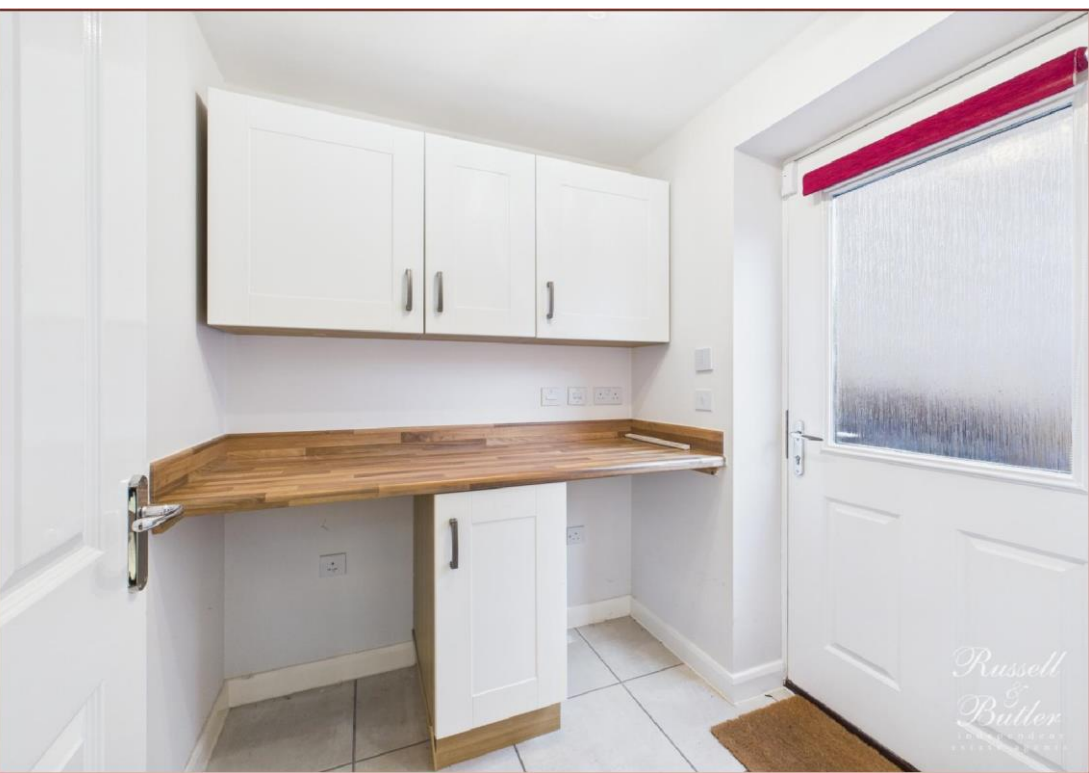
Mortgage Advice

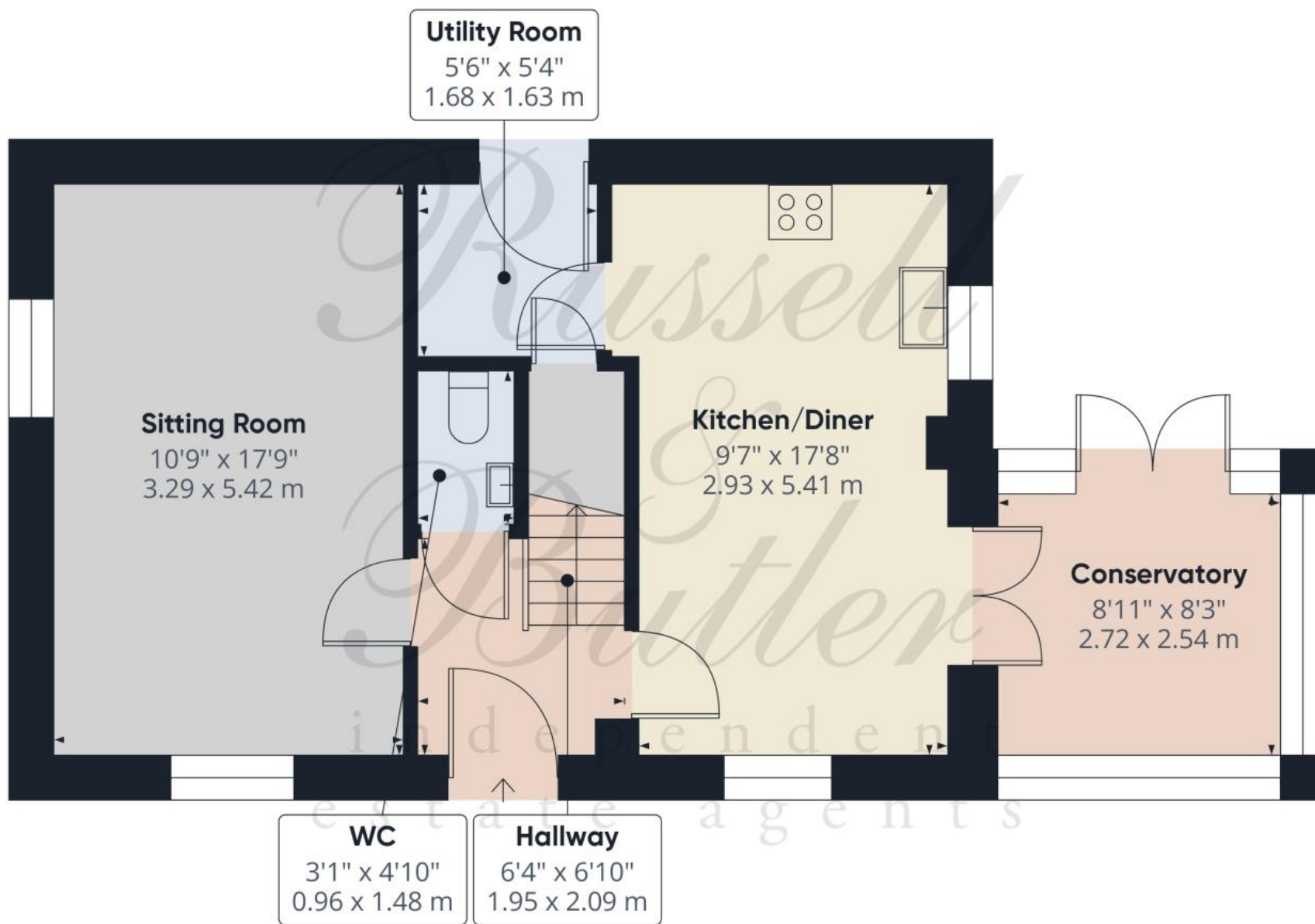
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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GARDENERS





Approximate total area⁽¹⁾

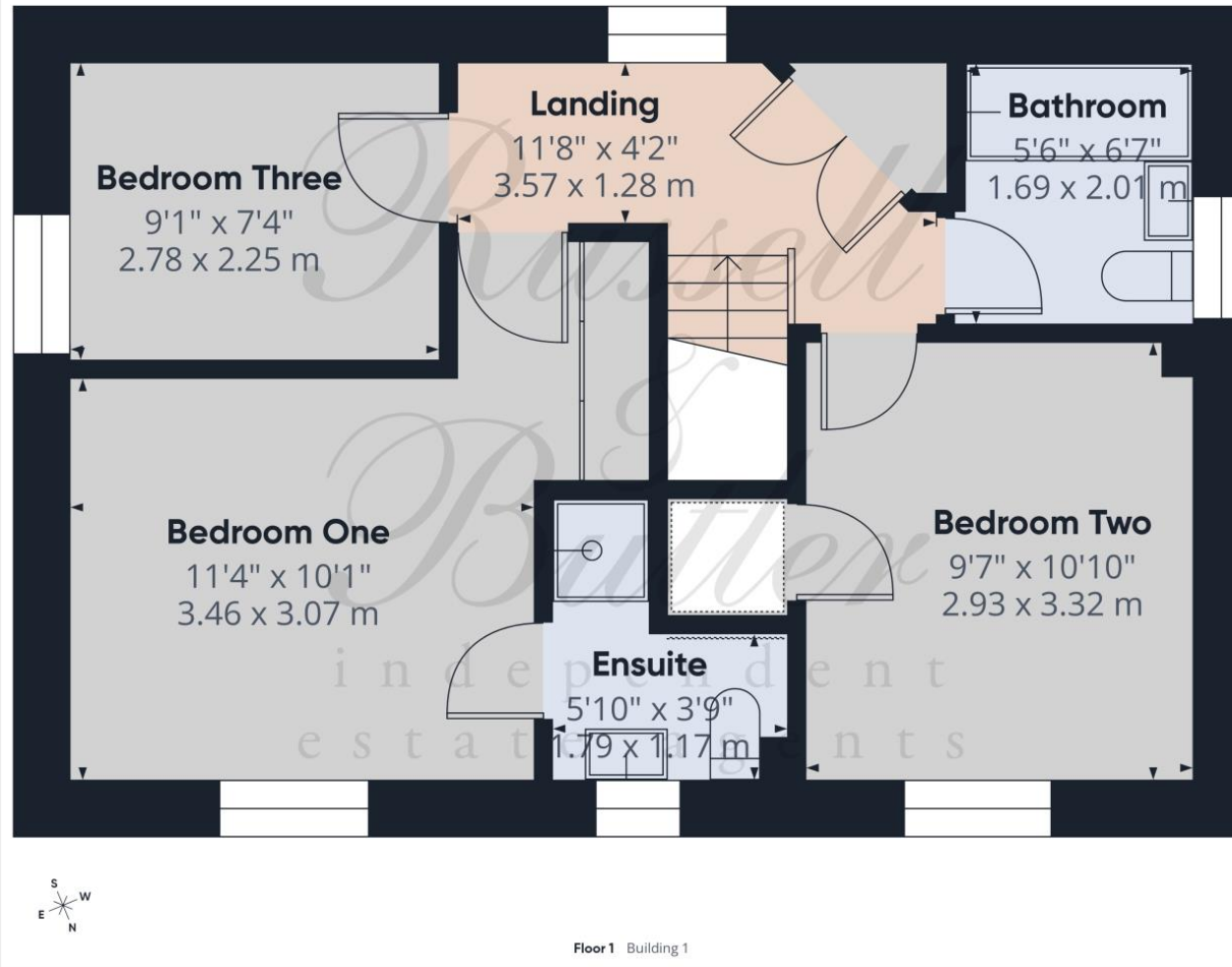
563 ft²
52.4 m²

(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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Approximate total area⁽¹⁾
441 ft²
40.9 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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