

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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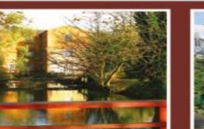
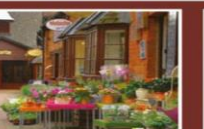


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Constance Street, Buckingham, MK18 7RH

Asking Price £499,995.00 Freehold

For sale with no upper chain a very well presented four bedroom detached family home situated on Lace Hill in Buckingham, within close walking distance of local parks, within walking distance of the town centre and in catchment for Lace Hill Academy and the Royal Latin Grammar School. The accommodation of the property fully comprises: Entrance hall, ground floor cloakroom, sitting room, a spacious kitchen/dining/family room with doors leading out onto a southerly facing rear garden, a separate utility room and on the first floor main bedroom benefiting from built in wardrobes & an en-suite shower room, bedroom two also with built in wardrobes, two further good sized bedrooms and a family bathroom. To the side of the property there is driveway parking for 2-3 cars leading to a single garage with power connected and gated access which leads into the rear garden. EPC rating C. Council tax band E. Freehold.



Entrance

Entrance door to:

Entrance Hall

Upvc double glazed window to front aspect, stairs rising to first floor, radiator.

Cloakroom

Low level wc, sink with mixer tap, tiling to splash areas, Upvc double glazed window to front aspect, radiator.

Sitting Room

16' 9" X 10' 11" (5.11m Max into Bay x 3.35m)

Upvc double glazed window to front aspect, radiator, 'Dimplex' fire.

Kitchen/Dining/Family Room

25' 0" X 13' 0" (7.64m X 3.98m)

A range of base and eyelevel units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, built in fridge freezer, built in dishwasher, built in oven and hob, extractor hood over, splash back to hob area, two radiators, built in storage, Upvc double glazed French doors to rear.

Utility Room

A range of base and eyelevel units, space for washing machine, space for dryer, 'Worcester' gas fired boiler supplying both domestic hot water and gas to radiator central heating, radiator, door to side.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank with linen shelving as fitted, radiator.

Bedroom One

12' 2" X 11' 3" (3.72m Max + Door recess x 3.43m Max)

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

En-Suite

Fully tiled double width shower, pedestal wash hand basin with mixer tap, low level wc, radiator, tiling to splash areas, Upvc double glazed window to side aspect.

Bedroom Two

11' 6" X 9' 8" (3.53m Max x 2.97m to front of wardrobe)

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

Bedroom Three

10' 3" X 9' 4" (3.13m Max into recess x 2.86m Max)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

11' 3" X 6' 9" (3.45m X 2.07m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, pedestal wash hand basin with mixer tap, radiator, Upvc double glazed window to rear aspect.

Outside

Front Aspect

Path leading to property entrance, low maintenance to front, outside light, driveway to side for two to three cars, gated side access.

Rear Garden

Laid mainly to lawn with a range of flower and shrub beds, patio area, outside tap, storage shed.

Singe Garage

16' 10" X 8' 11" (5.15m Max x 2.73m Max)

Electric door, power and light connected.

Please Note

Development Maintenance Charge approx. £185 per annum.

EPC Rating: C. Council Tax Band: E.

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

Heating: Gas 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.

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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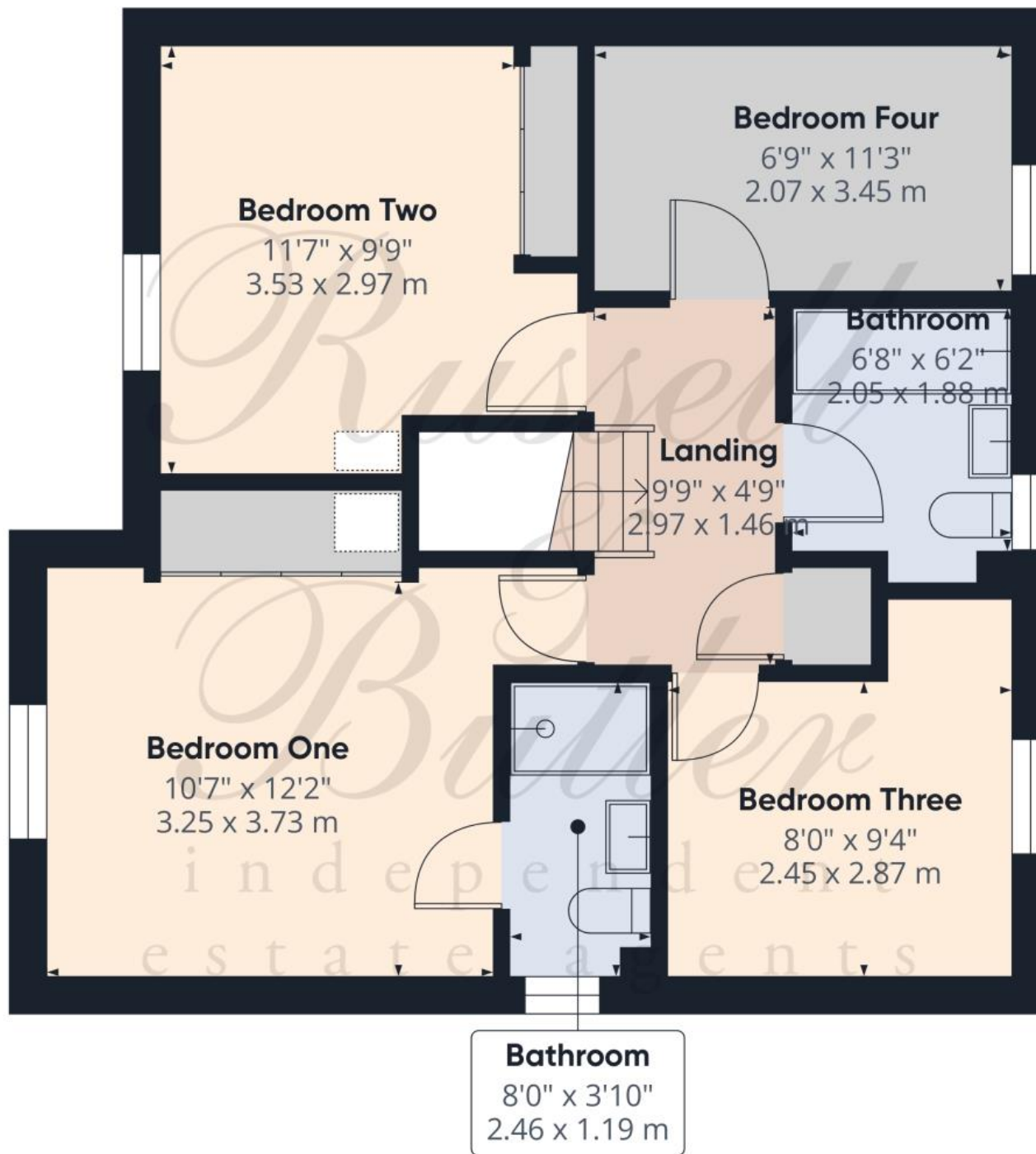
Approximate total area⁽¹⁾

609 ft²
56.6 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



Approximate total area⁽¹⁾

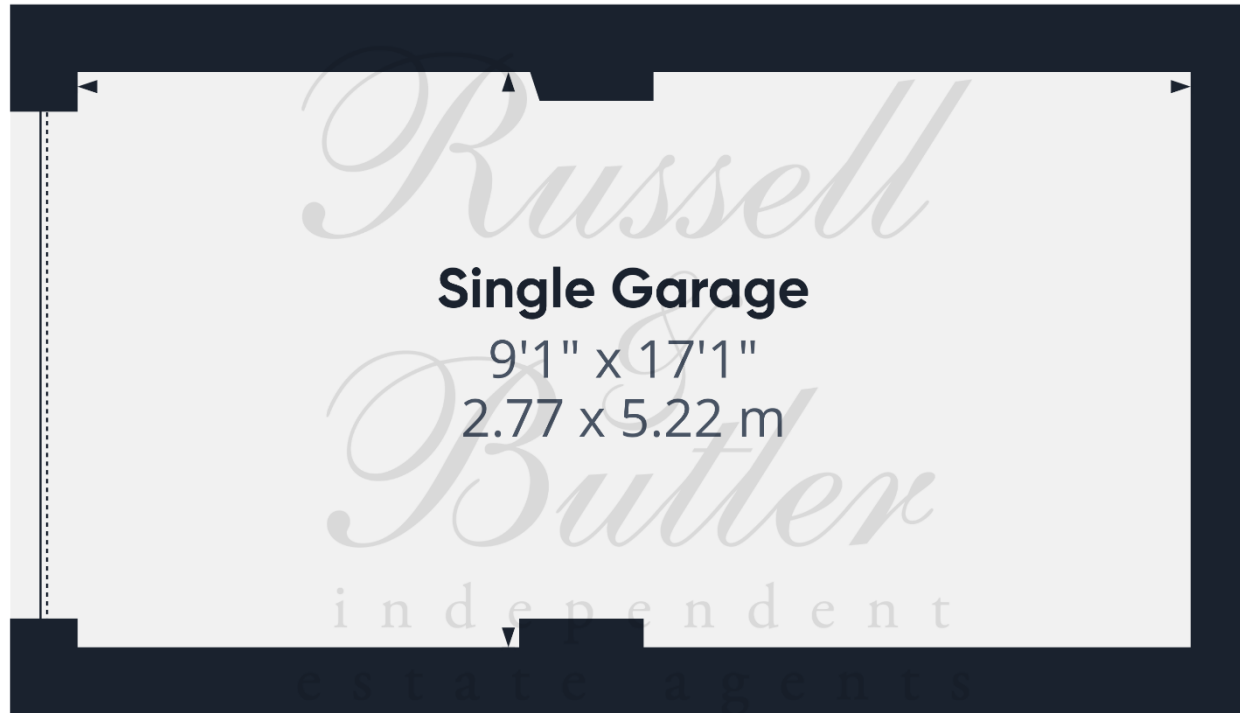
561 ft²

52.1 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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Floor 0 Building 2

Approximate total area⁽¹⁾

155 ft²
14.4 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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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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