

*Russell & Butler*

independent estate agents

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# Meadow Gardens, Buckingham, MK18 1BJ

**Asking Price £280,000 Freehold**

A two bedroom end of terrace bungalow situated at the end of a cul de sac and offered with NO ONWARD CHAIN. The property benefits from gas to radiator central heating, UPVC double glazing, gardens to front and rear and an allocated parking space. The accommodation comprises: Entrance hall, sitting room/dining room, kitchen, two bedrooms and bathroom. Council Tax Band B. Energy rating awaited.



### **Entrance**

Double glazed entrance door to entrance porch.

### **Entrance Porch**

Meter/storage cupboard, glazed double door to:

### **Sitting/Dining Room**

*14' 0" X 12' 1" (4.28m X 3.70m)*

Ornamental fireplace, double radiator, Upvc double glazed window rear aspect, Upvc double glazed door to rear garden, two built in storage cupboards.

### **Kitchen**

*9' 8" X 7' 4" (2.95m X 2.26m)*

Inset single drainer stainless steel sink unit with cupboard under, further range of base and eyelevel units, rolled edge work surfaces, plumbing for automatic washing machine, full ceramic tiling to all walls, "Worcester" gas fired combi boiler supplying both central heating and domestic hot water, radiator, Upvc double glazed window to rear aspect.

### **Bedroom One**

*10' 7" X 8' 9" (3.24m X 2.69m)*

Double panel radiator, Upvc double glazed window to front aspect.

### **Bedroom Two**

*7' 11" X 7' 4" (2.43m X 2.26m)*

Double panel radiator, Upvc double glazed window to front aspect.

### **Family Bathroom**

*6' 8" X 5' 4" (2.04m X 1.65m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, full ceramic tiling to walls and floor, radiator, Upvc double glazed window to side aspect.

### **Front Garden**

Laid to shingle with picket fencing on two sides, lawn area to side, path to property entrance and gated side access to rear garden.

### **Rear Garden**

In need of cultivation with a good sized patio and pergola, fully enclosed by timber fencing and outside tap.

### **Please Note**

Council Tax Band B EPC Rating TBC

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 and Ultra fast broadband available. Offering highest speeds of 1000Mbps 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).

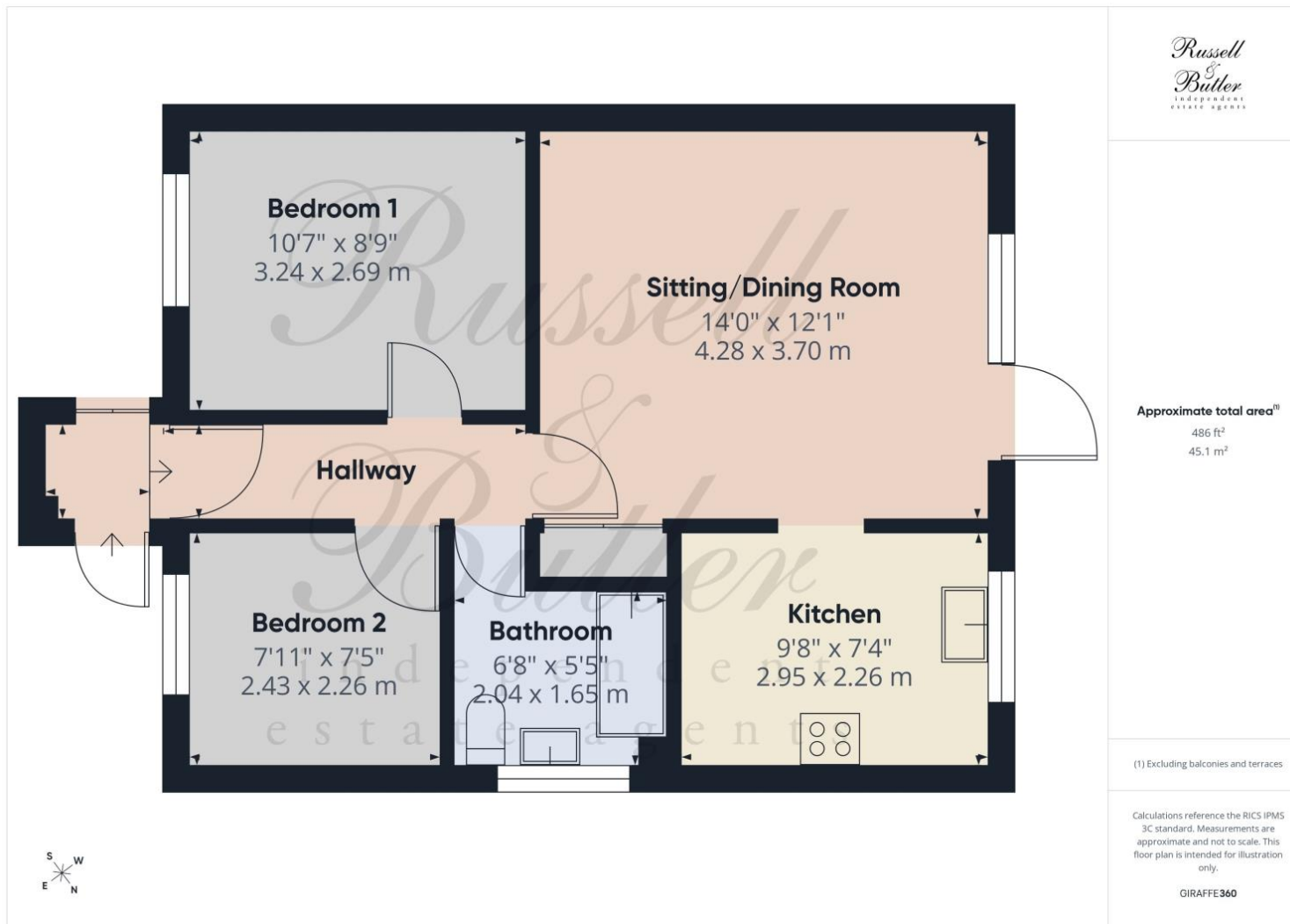
Parking: Allocated parking space.

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.





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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