

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Addison Road, Buckingham, MK18 2NP

Asking Price £375,000.

A four bedroom terraced house situated in a popular village location benefitting from: Gas to radiator central heating, double glazing, good size rear garden and a fabulous garden studio with air conditioning and internet connected. Further advantages include a good sized conservatory and generous block paved driveway providing ample parking. The accommodation comprises: Sitting room, dining room, kitchen, conservatory, first floor landing, four bedrooms, bathroom, rear garden with garden studio plus two other outbuildings and ample parking. Council Tax Band C. Energy rating C.



Double glazed composite entrance door to kitchen.

Kitchen

11' 2" X 10' 7" (3.41m X 3.25m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with extractor canopy over, split level electric double oven and grill, integrated fridge/freezer, plumbing for automatic dishwasher, ceramic tiled floor, double glazed window to front aspect, radiator.

Sitting Room

19' 10" X 11' 9" (6.07m X 3.59m)

Double radiator, radiator, stairs rising to first floor, double glazed window to conservatory, French doors to conservatory.

Conservatory

16' 7" X 8' 4" (5.07m X 2.56m)

Hardwood framed and double glazed with French doors to garden, radiator, ceramic tiled floor.

Dining Room

15' 10" X 7' 8" (4.85m X 2.34m)

Radiator, double glazed window to front aspect, plumbing for automatic washing machine, space for tumble dryer, rolled edge work surfaces over.

First Floor Landing

Access to loft space with light and ladder, "Worcester" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom One

11' 1" X 10' 7" (3.38m X 3.25m)

Radiator, double glazed window to rear aspect, built in wardrobe.

Bedroom Two

12' 9" X 10' 11" (3.89m X 3.34m)

Radiator, double glazed window to rear aspect, built in wardrobes, linen cupboard with shelving.

Bedroom Three

8' 5" X 8' 4" (2.58m X 2.56m)

Radiator, double glazed window to front aspect.

Bedroom Four

9' 5" X 5' 11" (2.89m x 1.81m + Door recess)

Radiator, double glazed window to front aspect, built in wardrobe.

Family Bathroom

8' 3" X 6' 6" (2.54m X 1.99m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ladder towel rail, two double glazed windows to front aspect, ceramic tiled floor.

Rear Garden

A secure gated side passage leads to the rear garden which is laid to lawn with well stocked, flower and shrub beds and borders, paved patio.

Garden Studio

18' 11" X 11' 0" (5.77m x 3.37m (4.58m into recess)

Power and light connected, air conditioning, Upvc double glazed Bi-folding doors to garden with paved patio and BBQ area (BBQ not included), outside power point, internet connected.

Work shop with power and light connected, further storage unit.

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.

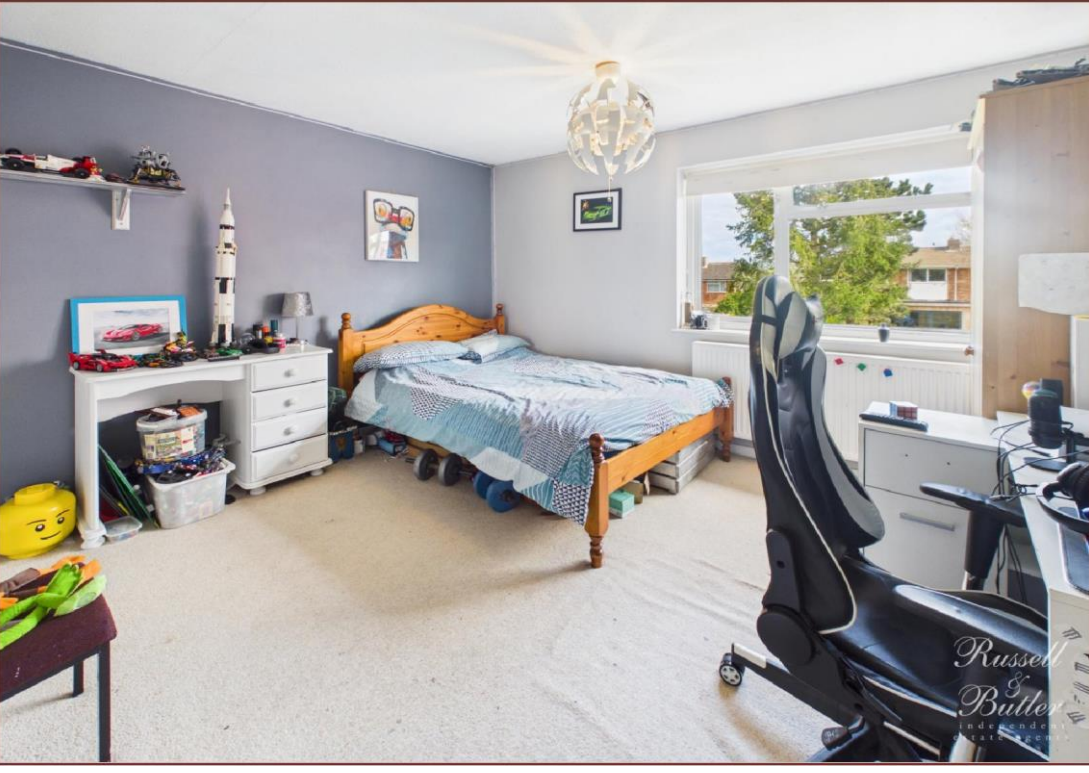
BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property 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

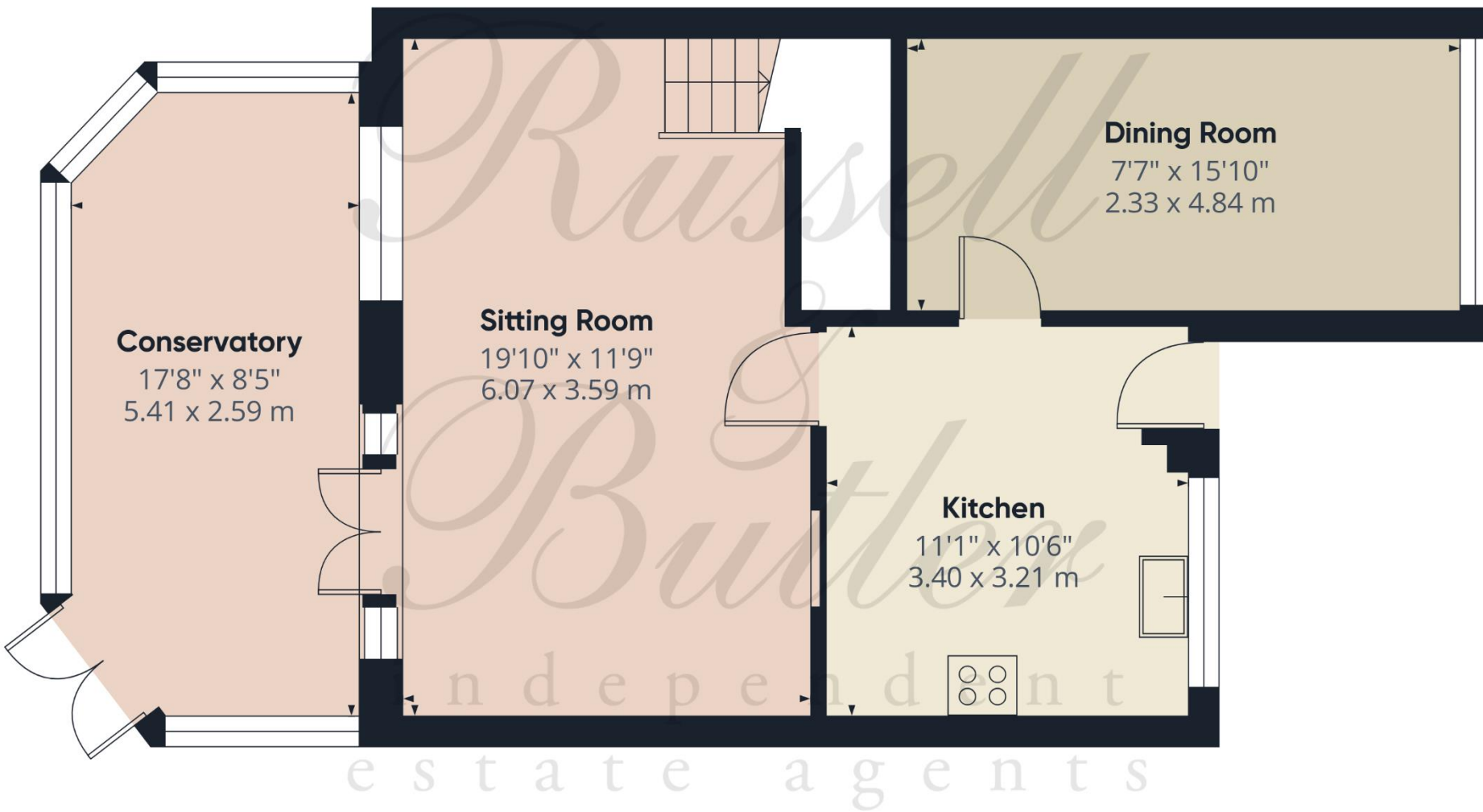
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.







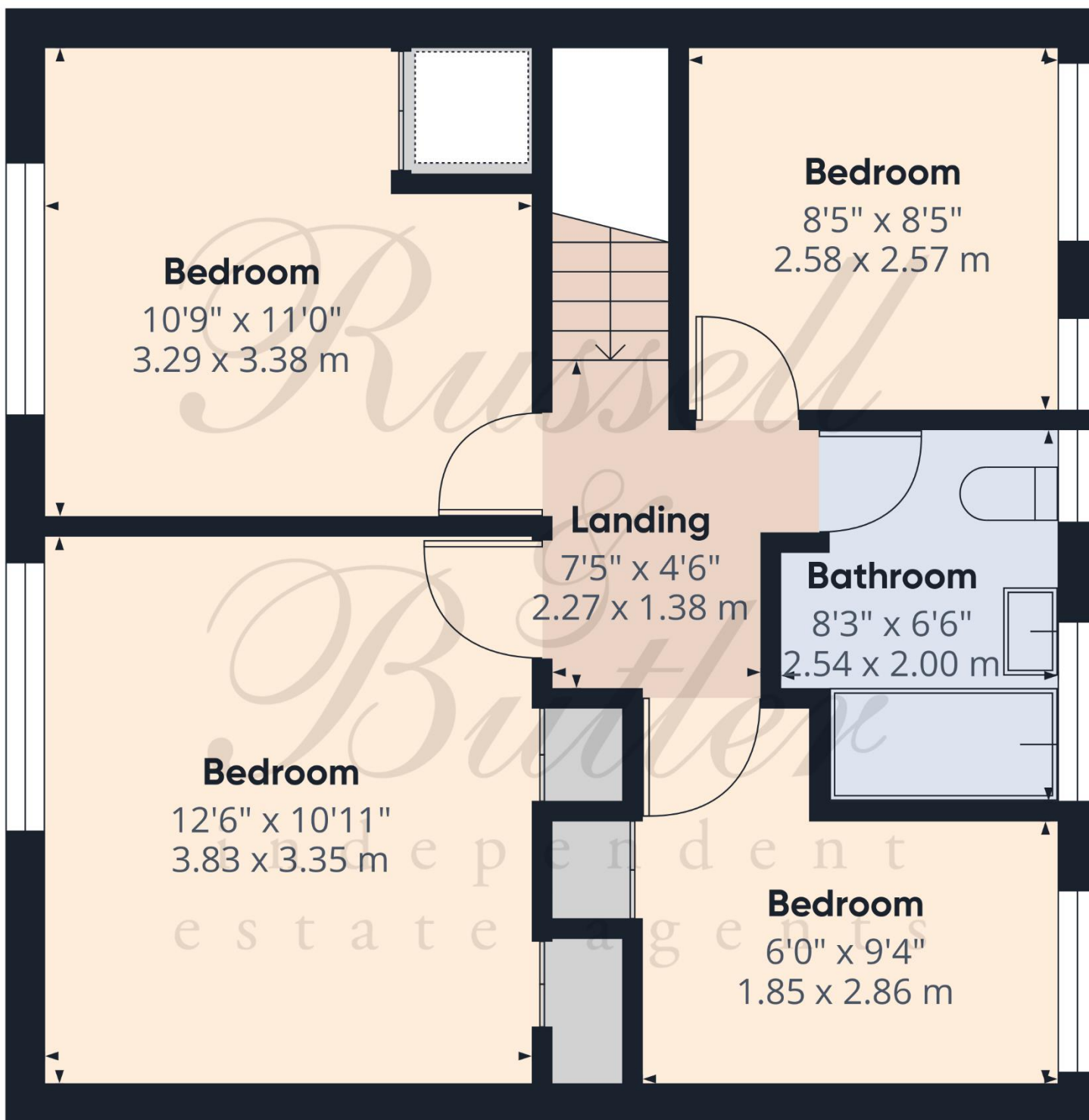
Approximate total area⁽¹⁾

652 ft²
60.5 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⁾

486 ft²

45.3 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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