

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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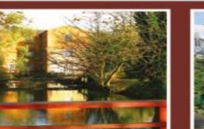
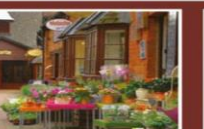


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Well Street, Buckingham, MK18 1ET

Asking Price £399,995.00 Freehold

A fabulous three bedroom Grade II listed cottage situated just off Buckingham's town centre. The property is offered to a very high standard including a lovely re-fitted kitchen/dining room and a beautiful re-fitted bath/shower room with floor standing bath and separate shower cubicle. Further benefits include: Gas to radiator central heating, secondary double glazed windows, a fireplace with a log burner and attractive terraced rear garden with church spire views to the rear and roof top views to the front. The accommodation comprises: Sitting room, kitchen/dining room, first floor landing, three bedrooms, bath/shower room and terraced rear garden. Council Tax Band D. Energy rating D.





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Entrance

Solid wood entrance door to sitting room.

Sitting Room

18' 4" X 11' 10" (5.60m X 3.63m)

Fireplace with log burner, storage cupboards to either recess, two radiators, exposed wood flooring, two sealed double glazed windows to front aspect, exposed beams, three wall lights, second fireplace which is currently unused with useful storage cupboard to side, door to Kitchen/Dining room.

Kitchen/Dining Room

17' 8" X 12' 9" (5.39m X 3.90m)

Re-fitted to comprise inset Butler sink with mono bloc mixer tap, drawer unit under, further range of base and eyelevel units, Granite work surfaces, two corner carousel units, breakfast bar, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, space for range cooker, "Glow worm" gas fired boiler supplying both central heating and domestic hot water, two secondary glazed windows to rear aspect, French patio doors to rear aspect, tall radiator, wood laminate flooring, stairs rising to first floor, under stairs storage cupboard, former fireplace with shelving/crockery storage cupboard to one side, built in cloaks cupboard.

First Floor Landing

Sky light, doors to all bedrooms and bathroom.

Bedroom One

12' 0" X 9' 8" (3.67m X 2.97m)

Ornamental cast iron fireplace, built in storage cupboard with shelving, radiator, secondary double glazed window to front aspect.

Bedroom Two

12' 2" X 8' 10" (3.71m X 2.71m)

Radiator, built in wardrobe, access to loft space, secondary double glazed window to front aspect.

Bedroom Three

11' 1" X 10' 0" (3.39m X 3.07m)

Ornamental cast iron fireplace, good size walk in wardrobe with hanging rail and shelving, radiator, secondary double glazed window to rear aspect with views to church spire.

Bath/Shower room

12' 9" X 6' 9" (3.91m X 2.08m)

Fabulous refitted bathroom with floor standing bath, pillar mixer tap and shower attachment, fully tiled shower cubicle, twin wash hand basins with storage cupboards under, low flush wc, ladder towel radiator, sealed double glazed sash window to rear aspect with views to church spires, chimney breast with built in storage cupboard.

Rear Garden

Terraced rear garden with a fully paved walled patio with useful storage shed, outside tap, outside light, steps lead to lawn section with retaining walls and wrought iron fencing, further steps lead to decking with retaining wall with steps then leading to flower and shrub garden with storage area beyond. North west facing providing a bright and sunny aspect with views over the church steeple to the rear and roof tops to the front.

Please Note

EPC Rating: D.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler.

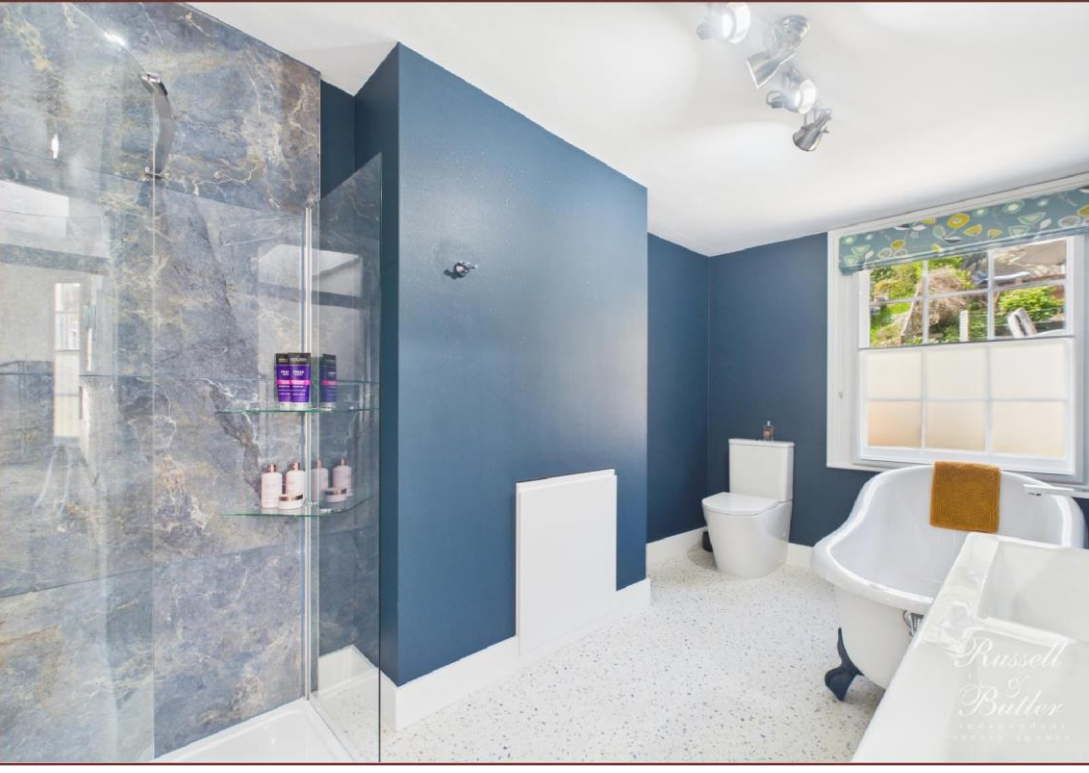
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Unallocated on street parking only.

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⁾

480 ft²

44.6 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

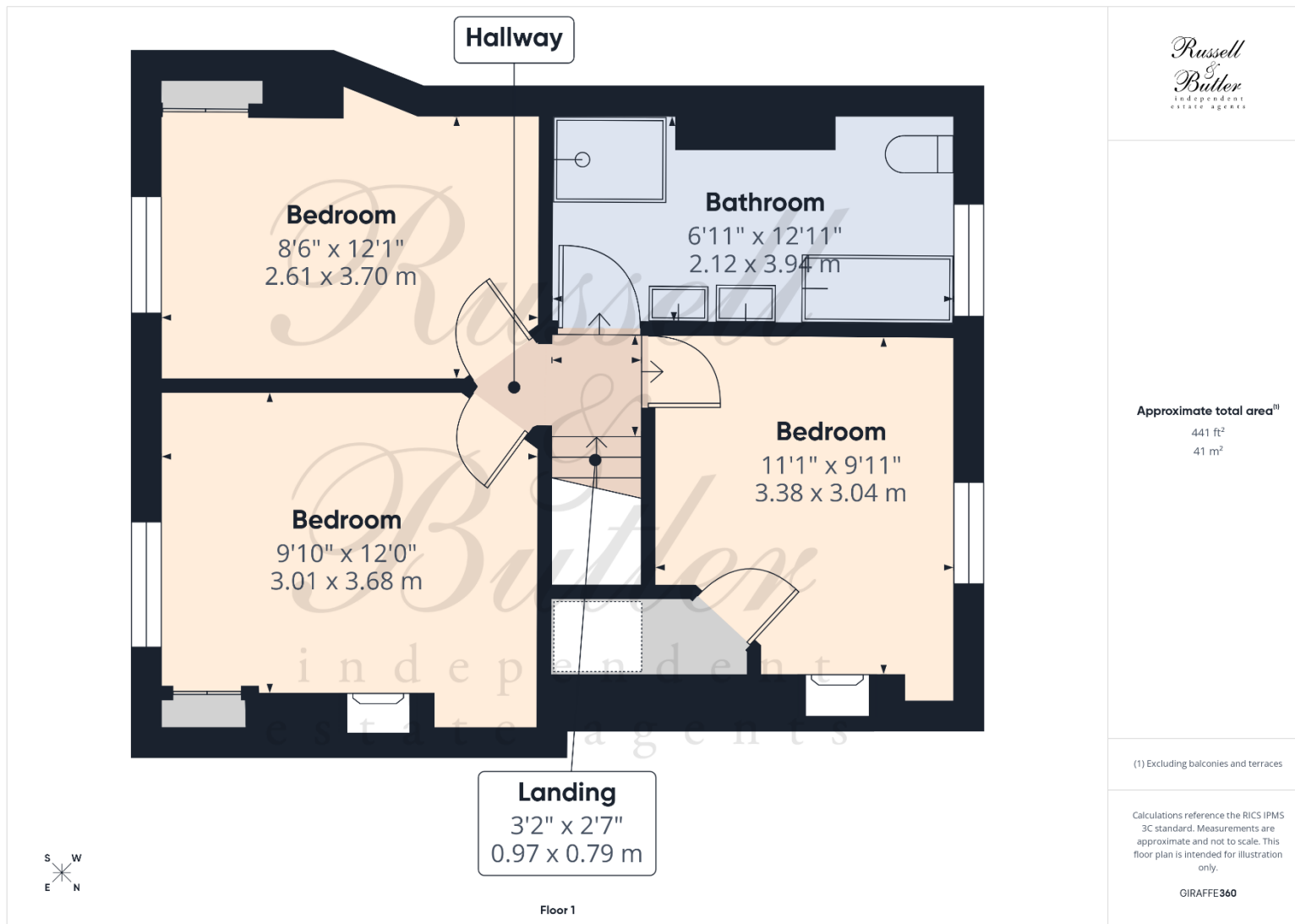
Reduced headroom

..... Below 5 ft/1.5 m

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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