

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK
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Overn Avenue, Buckingham, MK18 1LU

Asking Price £369,995.00 Freehold

An extended three bedroom semi detached family home with a large rear garden with timber summer house/studio and within close walking distance to Buckingham Town Centre and its amenities. The property benefits further from Upvc double glazing, gas to radiator central heating and being within catchment for local schooling including the Royal Latin Grammar School. Accommodation in brief: spacious entrance hall, ground floor cloakroom, sitting room open through to the dining/family room which has French doors leading onto the patio and rear garden, kitchen with integrated appliances, first floor landing, three bedrooms and the family bathroom. There is a driveway to the front providing off road parking for several vehicles and large garden to the rear. The property also has historic planning permission for further extension which was granted in January 2017. EPC Rating C. Council tax band C.



Entrance

Upvc double glazed door to:

Hall

Providing access to accommodation, stairs rising to first floor, ceramic tiled floor, radiator.

Cloakroom

Suite of wall mounted corner wash hand basin, low level W/C, Upvc double glazed window to side aspect, radiator, ceramic tiled floor.

Sitting Room

15' 0" X 15' 4" (4.59m X 4.69m)

With feature brick fireplace, six wall light points, Upvc double glazed window to front aspect, open through to :

Dining /Family Room

18' 0" X 10' 6" (5.50m X 3.22m)

With Upvc double glazed window to rear aspect over looking the garden, Upvc double glazed French doors to patio, radiator.

Kitchen

10' 2" X 14' 7" (3.12m X 4.47m)

'L' shaped kitchen fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of base and eye level units with work tops over, ceramic tiling to splash areas, built in electric double oven, built in gas hob with filter hood over, integrated dish washer, radiator, cupboard housing 'Valiant; gas fired boiler serving both domestic hot water and radiator central heating, space and plumbing for washing machine, space and vent for tumble dryer, Upvc double glazed window to rear aspect, Upvc double glazed door to side aspect, under stair storage cupboard.

First Floor Landing

Loft access, airing cupboard housing hot water tank with linen shelf, Upvc double glazed window to rear aspect.

Bedroom One

10' 7" X 10' 4" (3.24m X 3.17m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

10' 8" X 13' 5" (3.26m X 4.11m)

'L' shaped. Upvc double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom Three

12' 5" X 6' 5" (3.81m X 1.96m)

Upvc double glazed window to rear aspect, radiator.

Bathroom

6' 3" X 7' 3" (1.92m X 2.23m)

White suite of panel bath with separate shower over, pedestal wash hand basin, low flush W/C, full and half height ceramic tiling to walls, radiator, Upvc double glazed window to rear aspect.

Front Aspect

Driveway leading to property entrance and providing off road parking for several vehicles, part enclosed by brick wall, gated side access to rear garden.

Rear Garden

With paved patio entertaining area with railings and steps leading down to the large lawn area, well stocked and established shrubs and planting, fully enclosed by panel fencing, metal storage shed, timber summer house with light and power connected.

Timber Summer House

13' 8" X 11' 7" (4.18m X 3.55m)

With double doors, two windows to the front, light and power connected.

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 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: Driveway & On street.

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

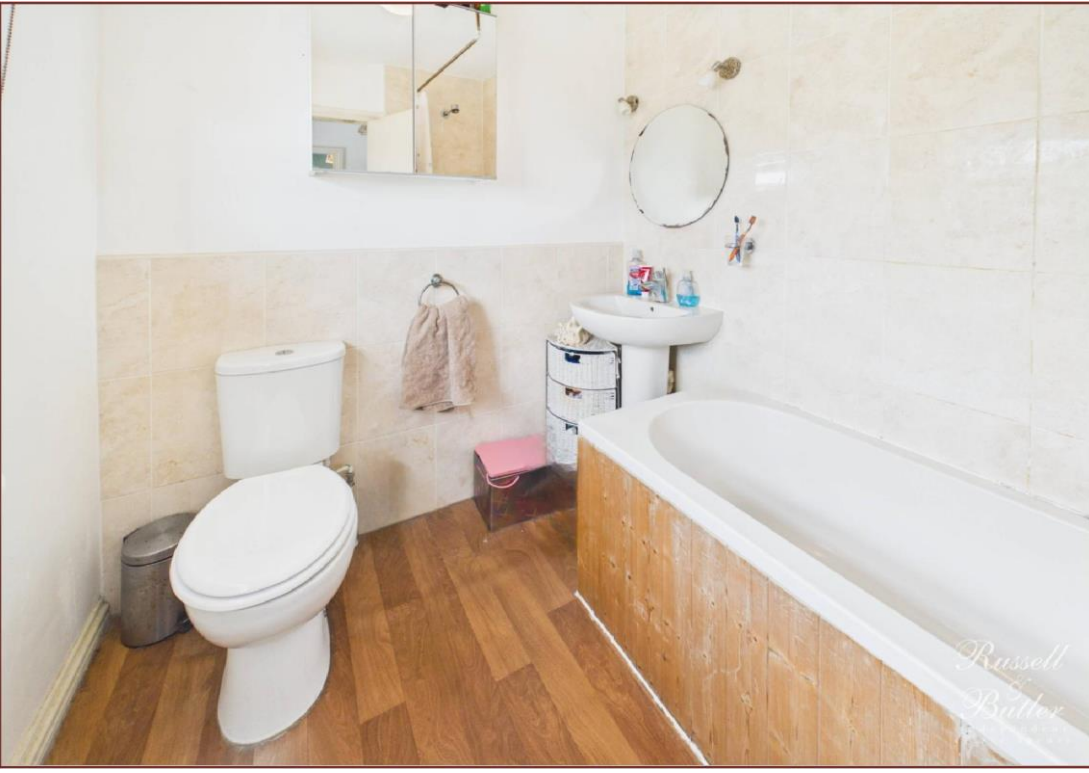
Mortgage Advice

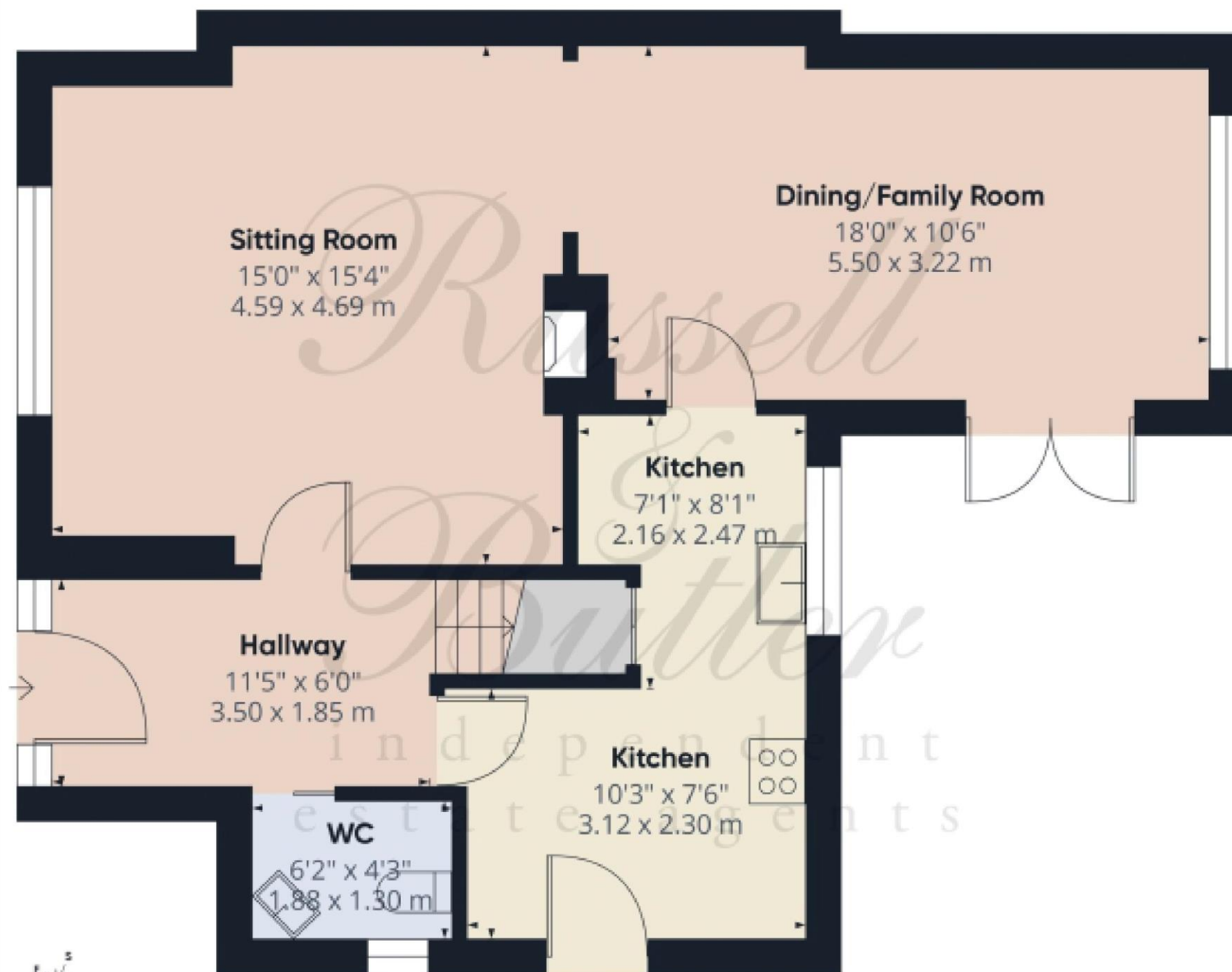
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area⁽¹⁾

666 ft²
61.9 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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