

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Brackley Road, Buckingham, MK18 1JD

Asking Price £599,995

Rarely available four bedroom four storey town house ideally situated within easy walking distance of Buckingham's town centre. The property is offered in good order throughout and includes gas to radiator central heating (New boiler), UPVC double glazing, a fabulous re-fitted bathroom with floor standing bath and separate walk in shower, a parking space, a rear garden in excess of 200 feet and views over fields to the rear. The accommodation comprises on the Ground Floor: Entrance hall, sitting room, dining room, lower hall providing access to the kitchen and stairs to basement level with utility room and cloakroom. on the First Floor: Landing, master bedroom with en-suite shower and family bath/shower room. On the Second Floor, three further bedrooms. Outside: Small frontage with parking space to side and south facing rear garden. Council Tax Band D. Energy rating D.



Entrance

Solid wood entrance door to:

Entrance Hall

Stairs rising to first floor, stairs to lower hall, doors to sitting room and dining room.

Lower Hall

Stairs to basement hall, door to kitchen.

Basement Hall

Stairs to cloak room, door to utility room, quarry tiled floor.

Cloakroom

White suite of wash hand basin, low flush wc, under stairs storage cupboard, radiator, inset downlighting.

Sitting Room

12' 11" X 12' 7" (3.95m X 3.84m)

Open fireplace, radiator, Upvc double glazed Sash window to front aspect.

Dining Room

10' 11" X 9' 11" (3.34m X 3.04m)

Double radiator, ornamental cast iron fireplace, Upvc double glazed window to rear aspect.

Kitchen/Breakfast Room

14' 6" X 10' 11" (4.44m X 3.34m)

Inset single drainer 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 ceramic hob with concealed extractor hood over, electric oven under, plumbing for automatic dishwasher, breakfast bar, built in corner storage cupboard, access to loft space, two Upvc double glazed windows to side aspect, Upvc double glazed French patio doors to rear garden.

Utility Room

9' 4" X 8' 3" (2.87m X 2.54m)

"Royal Doulton" sink, cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and gas to radiator central heating, plumbing for automatic washing machine, space for tumble dryer over, Quarry tiled floor, Upvc double glazed window to rear aspect.

First Floor Landing

Upvc double glazed window to stairway overlooking the rear garden, stairs rising to first floor.

Bedroom One

12' 11" X 12' 11" (3.96m X 3.94m)

Radiator with cover, double depth built in wardrobe with hanging rail and shelving as fitted, Upvc double glazed Sash window to front aspect.

Family Bath/Shower Room

10' 9" X 9' 11" (3.30m X 3.03m)

White suite of floor standing bath, large walk in shower, wash hand basin, low flush wc, airing cupboard housing hot water tank with immersion heater and linen shelving as fitted, Upvc double glazed window to rear aspect with views over the bowling green and fields.

Third Floor Landing

Velux window, range of built in storage cupboards, doors to three remaining bedrooms.

Bedroom Two

12' 11" X 10' 0" (3.95m X 3.05m)

N.B. some restricted head room.

Double radiator, Upvc double glazed window to front aspect.

Bedroom Three

10' 11" X 9' 10" (3.33m X 3.02m)

N.B. some restricted head room.

Double radiator, Upvc double glazed window to side aspect.

Bedroom Four

9' 11" X 6' 0" (3.04m X 1.83m)

N.B. some restricted head room.

Radiator, Velux window.

Front Garden

Block paved with wrought iron fence, single parking space to side, gated side access to rear garden.

Rear Garden

A large South facing rear garden with a block paved path which leads to a split level patio, and the main garden which is long and laid mainly to lawn with well stocked, flower and shrub beds and borders providing divisions for second seating area with decking then onto the rear of the garden, which is fully enclosed and not overlooked.

Please Note

Council Tax Band D

EPC Rating D

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

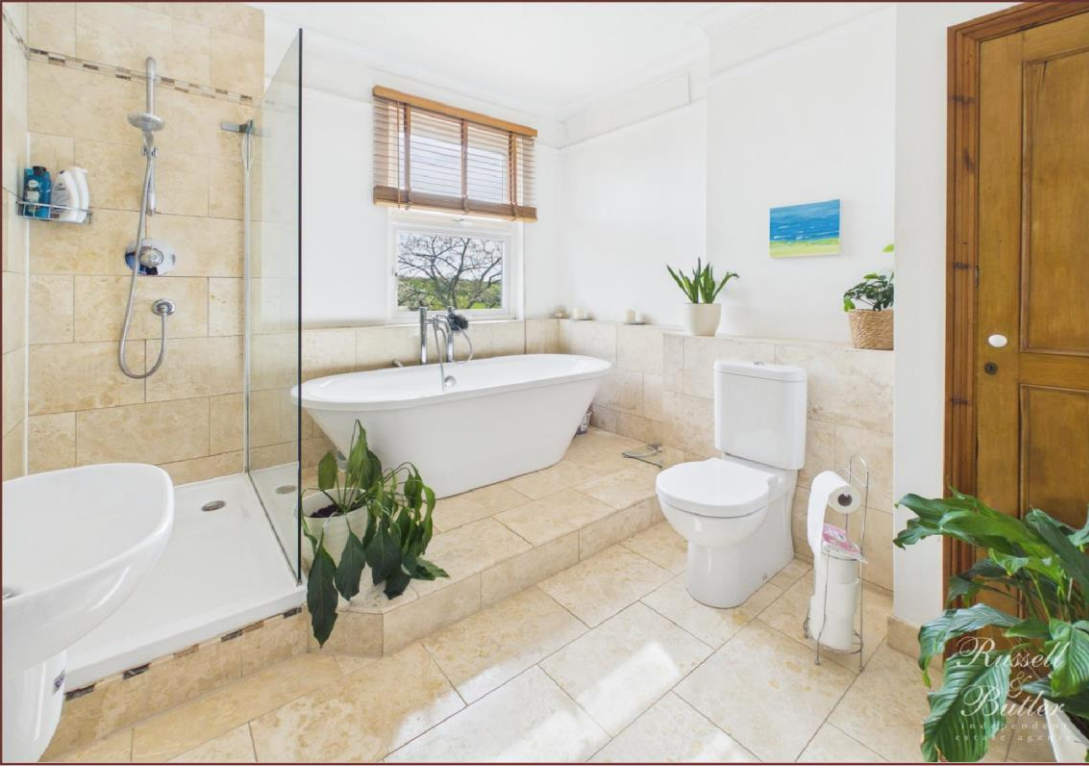
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

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.



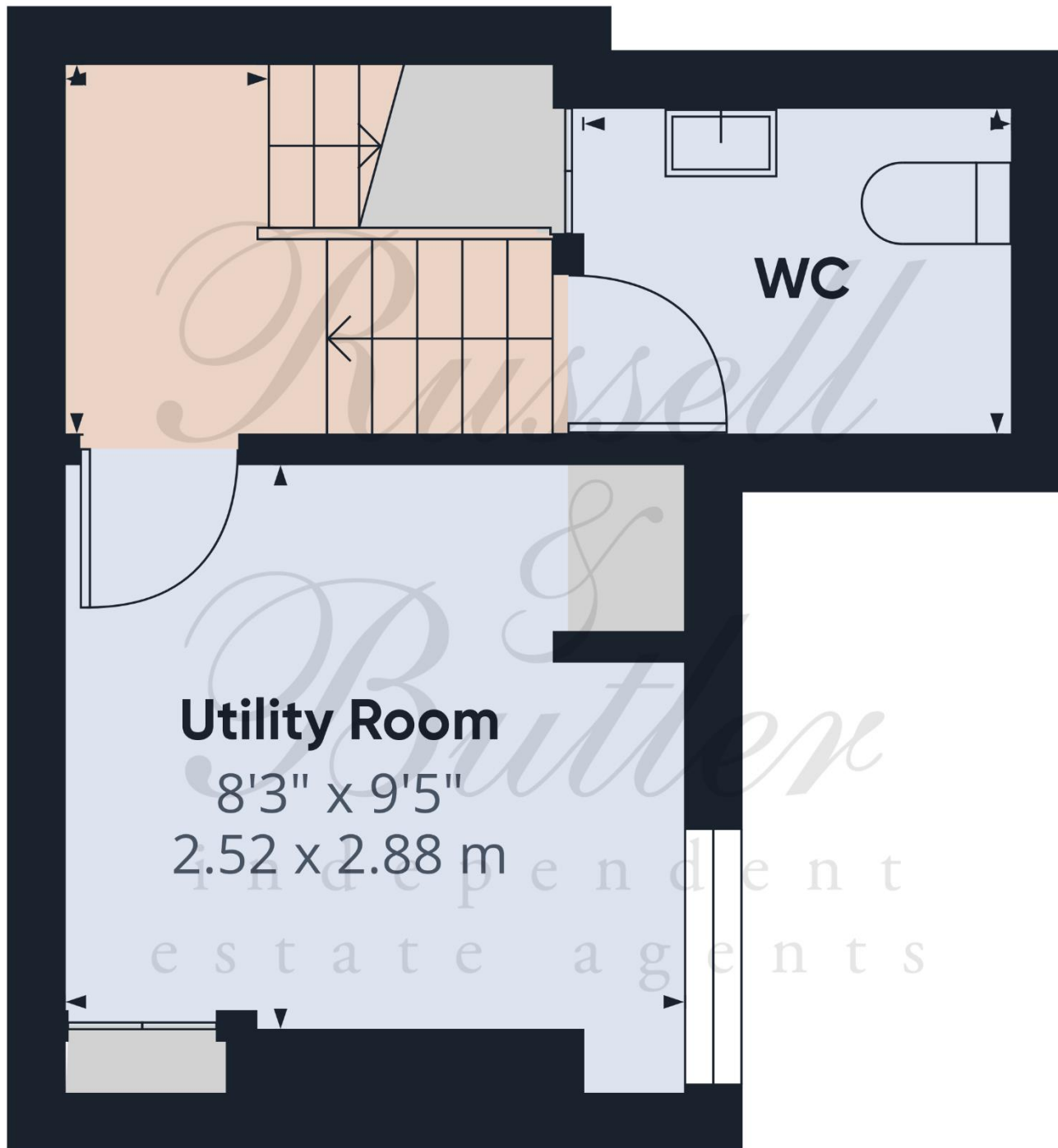


Russell
&
Butler
independent
estate agents









Floor 0

Approximate total area⁽¹⁾

153 ft²

14.3 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

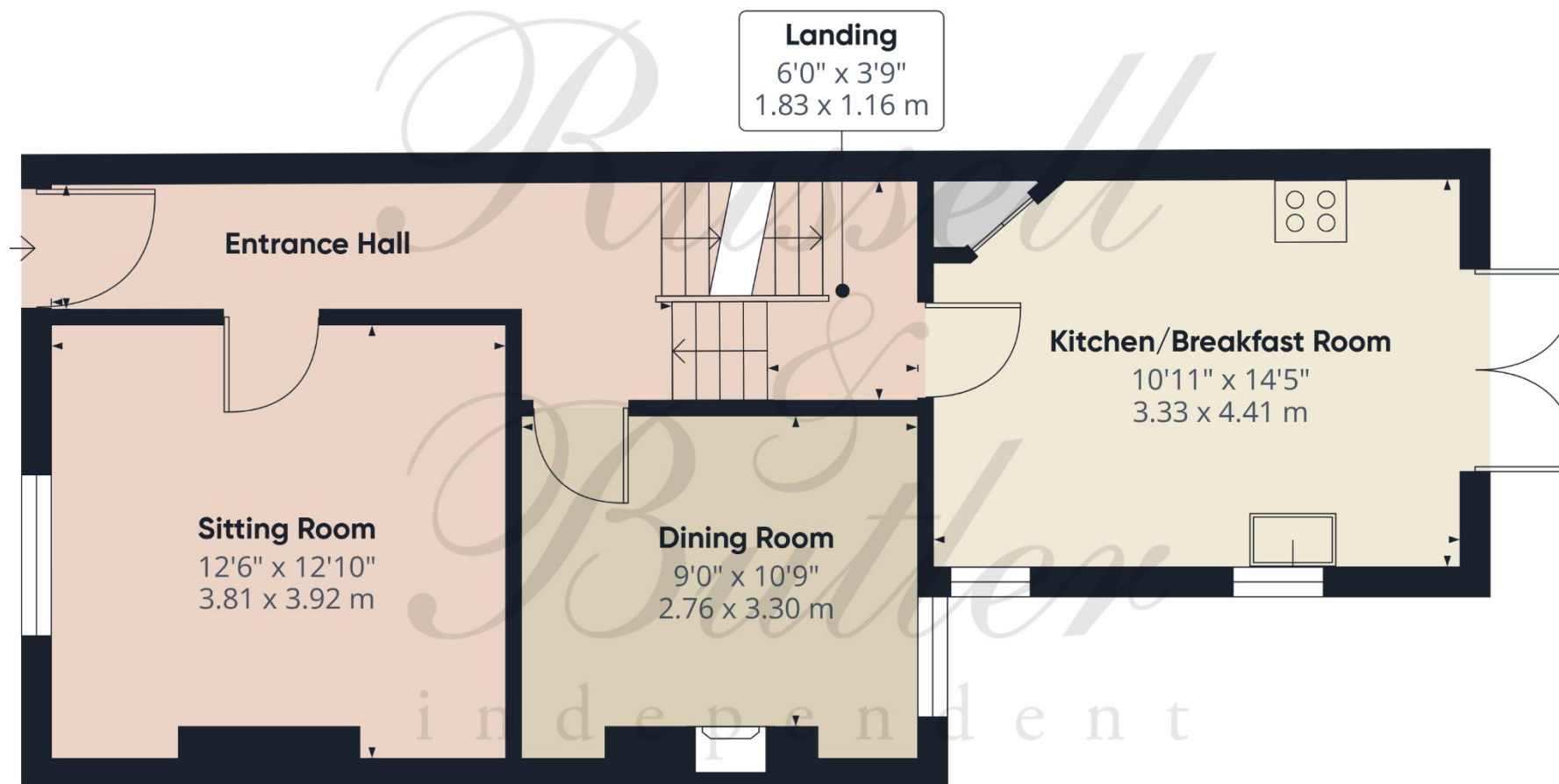
Reduced headroom

..... 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.

GIRAFFE360





Approximate total area⁽¹⁾

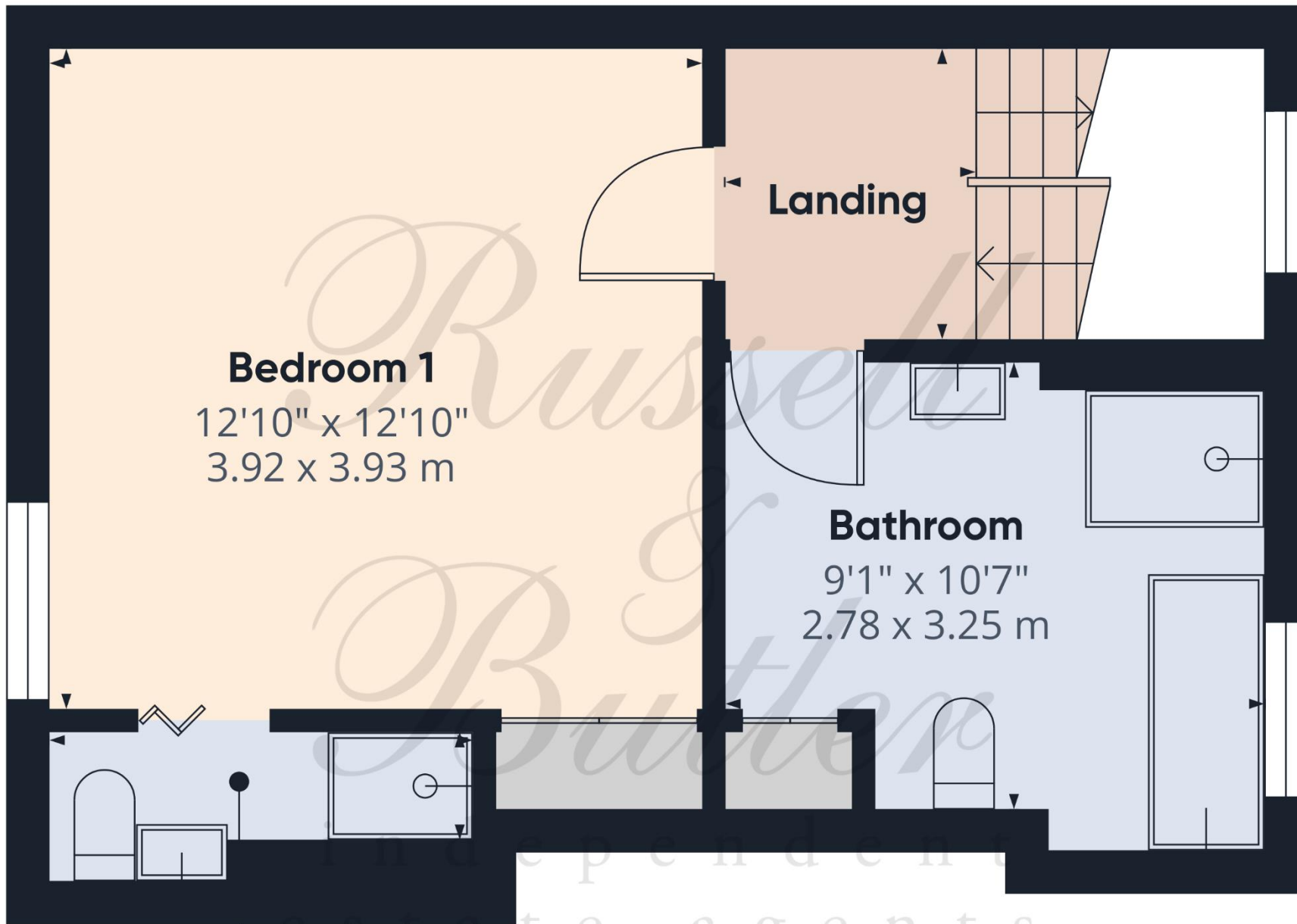
519 ft²
48.3 m²

(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.

GIRAFFE360





Approximate total area⁽¹⁾

331 ft²

30.7 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





Floor 3

Approximate total area⁽¹⁾

336 ft²
31.3 m²

Reduced headroom

41 ft²
3.8 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.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

