

Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



Burleigh Piece, Buckingham, MK18 7BB

Fixed Price £400,000

A spacious four bedroom detached house offered for sale with no onward chain. The property although in need of some updating, has excellent potential to improve and the sale price reflects this. Advantages include: Gas to radiator central heating, double glazing, a garage and a private west facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, first floor landing, four bedrooms, shower room, garage and gardens to front & rear. Council Tax Band D. Energy rating C.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

Coloured suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect.

Sitting Room

15' 10" X 11' 3" (4.85m X 3.43m)

Fireplace with coal effect gas fire, double radiator, Upvc double glazed window to rear aspect, arch to:

Dining Room

9' 8" X 8' 2" (2.95m X 2.51m)

Radiator, double glazed sliding patio doors to rear garden.

Kitchen

11' 8" X 9' 4" (3.58m X 2.87m)

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, plumbing for automatic washing machine, Upvc double glazed door and window to side. Under stairs storage cupboard with Viessmann gas fired boiler supplying both domestic hot water and gas to radiator central heating.

First Floor Landing

Access to loft space with ladder, light and boarding, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted.

Bedroom One

13' 6" X 11' 5" (4.14m X 3.49m)

Radiator, range of fitted and built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Two

13' 7" X 10' 5" (4.15m x 3.19m Max into recess, 2.89m Min)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

10' 1" X 7' 6" (3.09m X 2.31m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Four

10' 3" X 6' 11" (3.14m X 2.12m)

Radiator, Upvc double glazed window to rear aspect.

Shower Room

6' 10" X 5' 10" (2.10m X 1.79m)

White suite of large walk in fully tiled shower, pedestal wash hand basin, low flush wc, full ceramic tiling to walls and floor, ladder towel radiator, Upvc double glazed window to side aspect.

Front Garden

Open plan laid to lawn, flower and shrub beds and border, block paved drive to integral garage, gated side access to rear garden with outside tap.

Rear Garden

Laid to lawn, flower and shrub beds and borders, mature trees and shrubs, paved patio, enclosed by hedge and fencing, west facing.

Garage

Electric up and over door, power and light connected.

Please Note

EPC Rating: C

Council Tax Band: D

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps 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 parking.

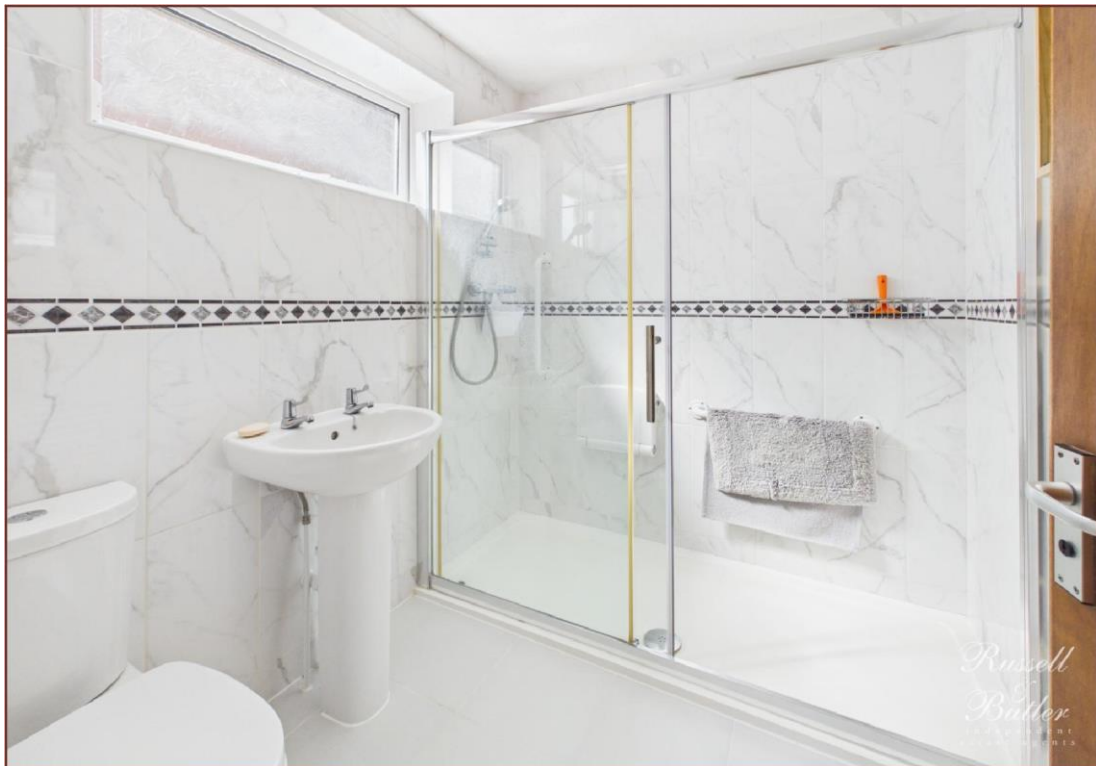
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on

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.



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Cloakroom

5'9" x 3'4"
1.75 x 1.02 m

Kitchen

9'4" x 11'7"
2.85 x 3.55 m

Dining Room

12'8" x 8'1"
3.87 x 2.49 m

Hallway

9'1" x 4'4"
2.79 x 1.33 m

Sitting Room

11'4" x 15'11"
3.46 x 4.86 m

Garage

8'7" x 15'9"
2.64 x 4.80 m

Approximate total area⁽¹⁾

641 ft²

59.6 m²

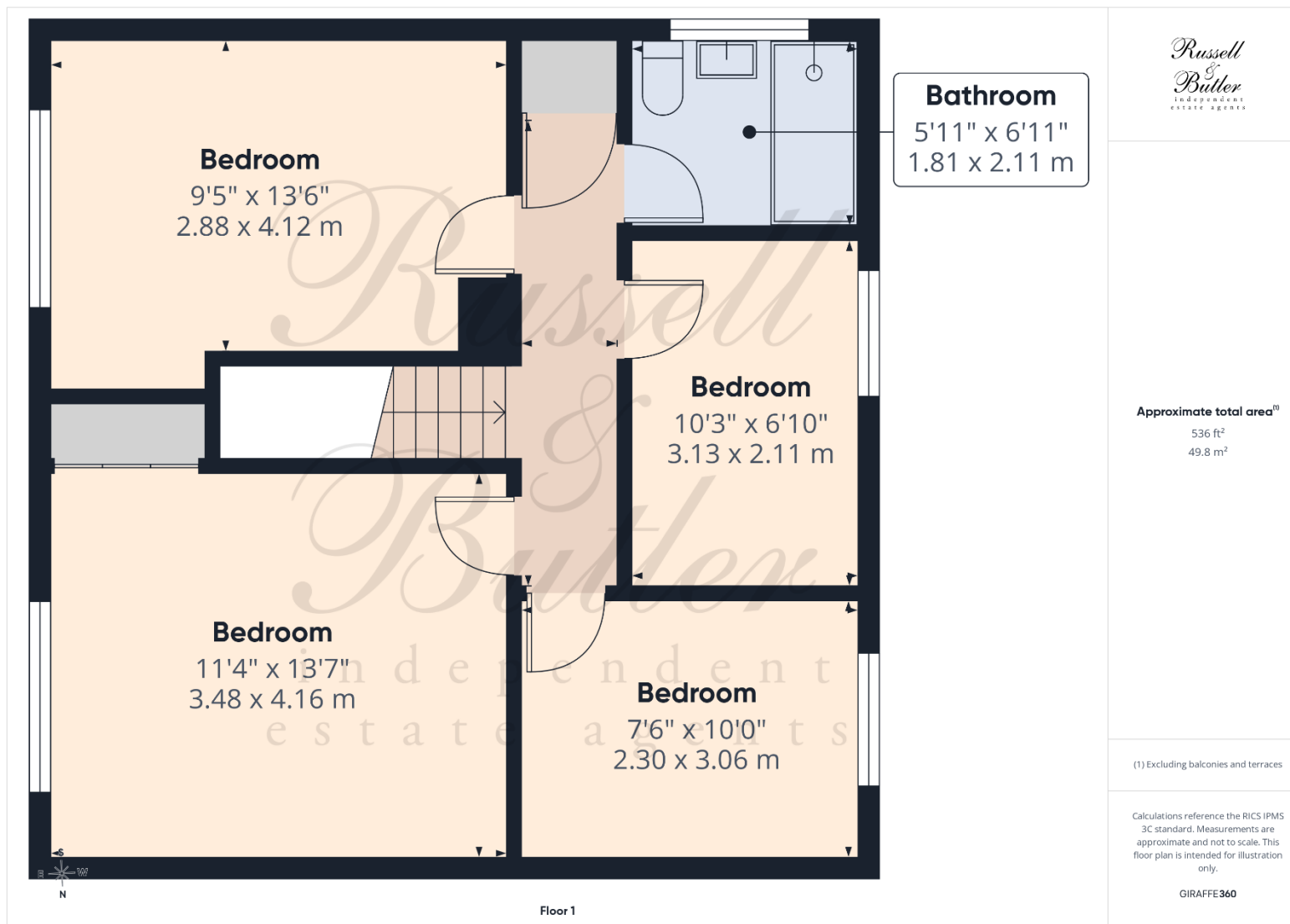
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Floor 0





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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