

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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# Stratford Road, Buckingham, MK18 1NY

**Asking Price £269,500**

Situated within close walking distance of buckingham town centre this two double bedroom semi detached house offers gas to radiator central heating, double glazing, re-fitted kitchen/diner, cloakroom and courtyard rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/diner, first floor landing, two double bedrooms, bathroom and courtyard rear garden. NO ONWARD CHAIN. NB THERE IS NO ALLOCATED PARKING HOWEVER ON STREET PARKING IS CLOSE BY. Council Tax Band B. Energy rating C.



### **Entrance**

Wooden entrance door with inset double glazed window to:

### **Entrance Hall**

Tall radiator, stairs rising to first floor, mains smoke alarm.

### **Cloakroom**

*4' 9" X 4' 1" (1.45m X 1.25m)*

White suite of pedestal wash hand basin, low flush wc, double radiator, sealed unit double glazed window to side aspect.

### **Sitting Room**

*13' 1" X 11' 8" (4.01m Max, 2.92m Min x 3.56m)*

L-shaped

Double radiator, under stairs storage cupboard, sealed unit double glazed window to front aspect, open through to Kitchen/Diner.

### **Kitchen/Diner**

*12' 10" X 8' 8" (3.93m X 2.66m)*

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with electric oven under, concealed extractor hood over, integrated fridge freezer, plumbing for automatic washing machine, inset LED downlighters, radiator, cupboard housing 'Ideal' gas fired boiler supplying both domestic hot water and gas to radiator central heating.

### **First Floor Landing**

Built in storage cupboard.

### **Bedroom One**

*12' 10" X 8' 8" (3.93m X 2.66m)*

N.B. Some restricted head room.

Radiator, sealed unit double glazed window to rear aspect.

### **Bedroom Two**

*11' 11" X 9' 5" (3.64m Max x 2.88m)*

Radiator, sealed unit double glazed window to front aspect.

### **Bathroom**

*9' 0" X 4' 0" (2.75m X 1.22m)*

White suite of panel bath with mixer tap and shower attachment, wash hand basin, cupboard under, low flush wc, extractor fan, sky light, light and shaver point, ladder towel radiator.

### **Rear Garden**

Gated side access to rear courtyard, fully paved and enclosed by timber fencing.

### **Please Note**

Council Tax Band B      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: No allocated 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**

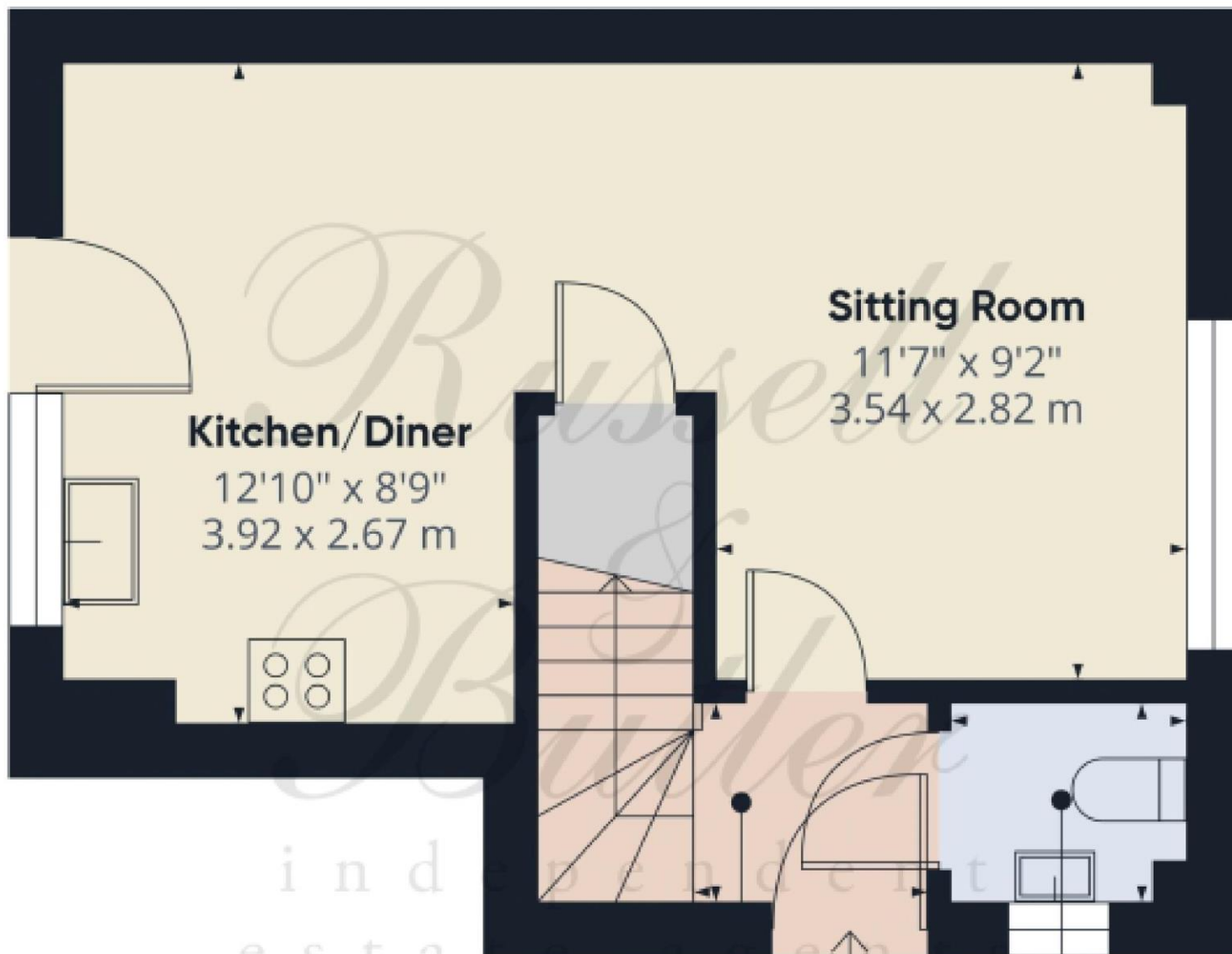
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



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**Kitchen/Diner**

12'10" x 8'9"  
3.92 x 2.67 m

**Sitting Room**

11'7" x 9'2"  
3.54 x 2.82 m

**Hall**

4'1" x 4'6"  
1.25 x 1.40 m

**WC**

4'0" x 4'9"  
1.24 x 1.45 m

Approximate total area<sup>(1)</sup>

309 ft<sup>2</sup>  
28.6 m<sup>2</sup>

(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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