

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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Turnside Street, Buckingham, MK18 7RZ
Guide Price £365,000.00 Freehold

Ideally situated within the catchment area for the Royal Latin grammar school & within easy reach of a wide range of parks & local amenities, this impressive four bedroom, three storey town house offers spacious & versatile accommodation, perfectly suited to modern family living. Arranged over three floors, the property provides well-balanced living space, including a generous sitting/dining room, a modern kitchen and four well-proportioned bedrooms. The principal bedroom benefits from built in wardrobes & an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, complemented by a ground floor cloakroom. To the outside; low maintenance rear garden, large garage & two allocated parking spaces. EPC Rating C/Council Tax Band E



Entrance:
Composite door to;

Hallway:
Radiator, stairs rising to first floor.

Cloakroom:
Suite of low level W.C, pedestal wash hand basin, ceramic tiling to splash areas, radiator.

Kitchen:
14' 5" X 8' 0" (4.41m X 2.46m)
Fitted to comprise; inset single drainer stainless steel sink unit with mono-bloc mixer tap, cupboard under, further range of base, drawer & eye level units, straight edge worktops, integrated electric oven, four burner gas hob with extractor hood over, space for fridge/freezer, spacer & plumbing for washing machine and dish washer, cupboard housing gas fired boiler, radiator, UPVC double glazed window to front aspect.

Sitting/Dining Room:
18' 2" X 15' 3" (5.54m X 4.66m)
Under stair storage cupboard, two radiators, UPVC double glazed windows & French doors to rear aspect.

First Floor Landing:
Airing cupboard housing hot water tank, stairs rising to second floor.

Bedroom Two:
12' 4" X 8' 4" (3.78m X 2.56m)
Fitted triple wardrobes with hanging rail & shelving, radiator, UPVC double glazed window to rear aspect.

Bedroom Three:
10' 0" X 8' 3" (3.07m X 2.54m)
Fitted triple wardrobes with hanging rail & shelving, radiator, UPVC double glazed window to front aspect.

Bedroom Four:
8' 11" X 6' 5" (2.73m X 1.96m)
Radiator, UPVC double glazed window to rear aspect.

Family Bathroom:
6' 9" X 6' 3" (2.07m X 1.93m)
White suite of panel bath with shower over, pedestal wash hand basin, low level W.C, ceramic tiling to all splash areas, radiator, UPVC double glazed frosted window to front aspect.

Second Floor Landing:
Storage cupboard, radiator.

Bedroom One:
10' 5" X 11' 4" (3.18m X 3.47m)
Built in wardrobe with mirrored sliding doors, hanging rail & light. radiator, UPVC double glazed window to rear aspect, access to loft.

En-Suite:
7' 8" X 6' 5" (2.34m X 1.96m)
Suite of double width shower cubicle, pedestal wash hand basin, low level W.C, ceramic tiling to all splash areas, radiator, UPVC double glazed frosted window to front aspect.

Outside:
Rear Garden:
Fully enclosed and laid mainly to artificial turf, paved patio seating area, outside tap, side gate access to front aspect .

Garage:
18' 0" X 9' 6" (5.49m X 2.92m)
Up & over door.

Parking:
Two allocated parking spaces, one to the side of the property in front of the garage with electric car charging point and the other in a separate bay to the side. There is also potential to park a third vehicle to the front of the property.

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.

Please Note
Freehold.
Annual Maintenance Charge for Development approx £300 per annum.
Garage is Leasehold.
Garage costs per year: approx £60

EPC Rating: C.
Council Tax Band: E.

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

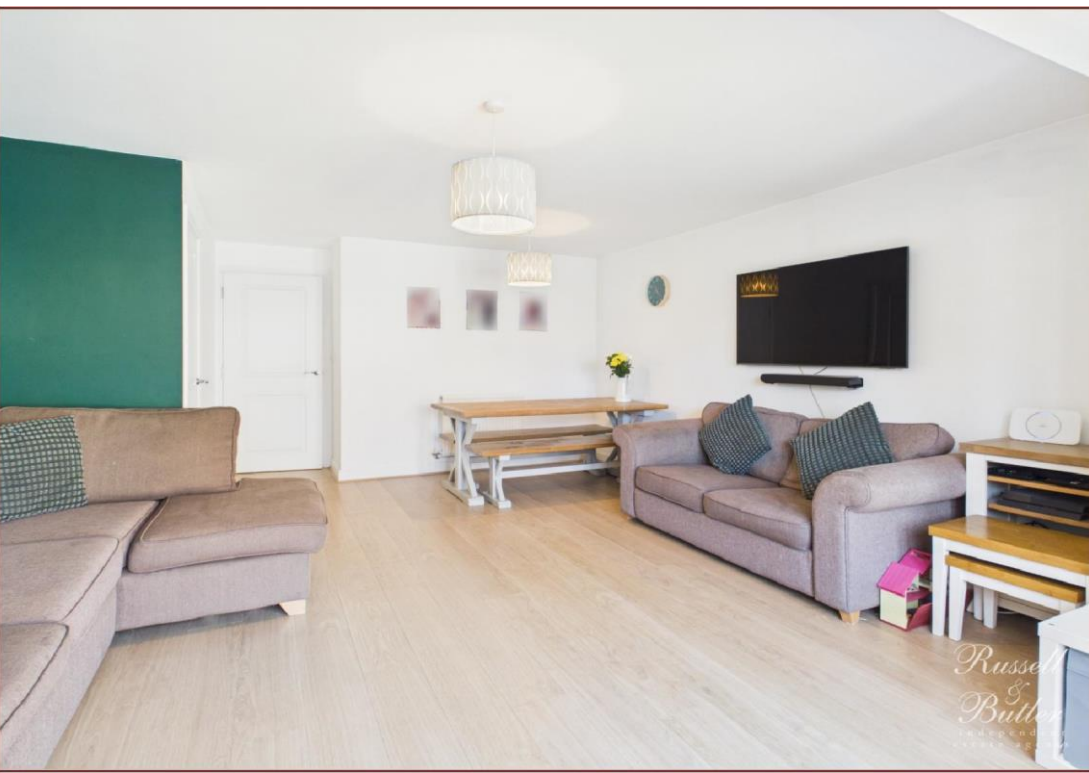
Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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: Garage, two allocated parking spaces

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

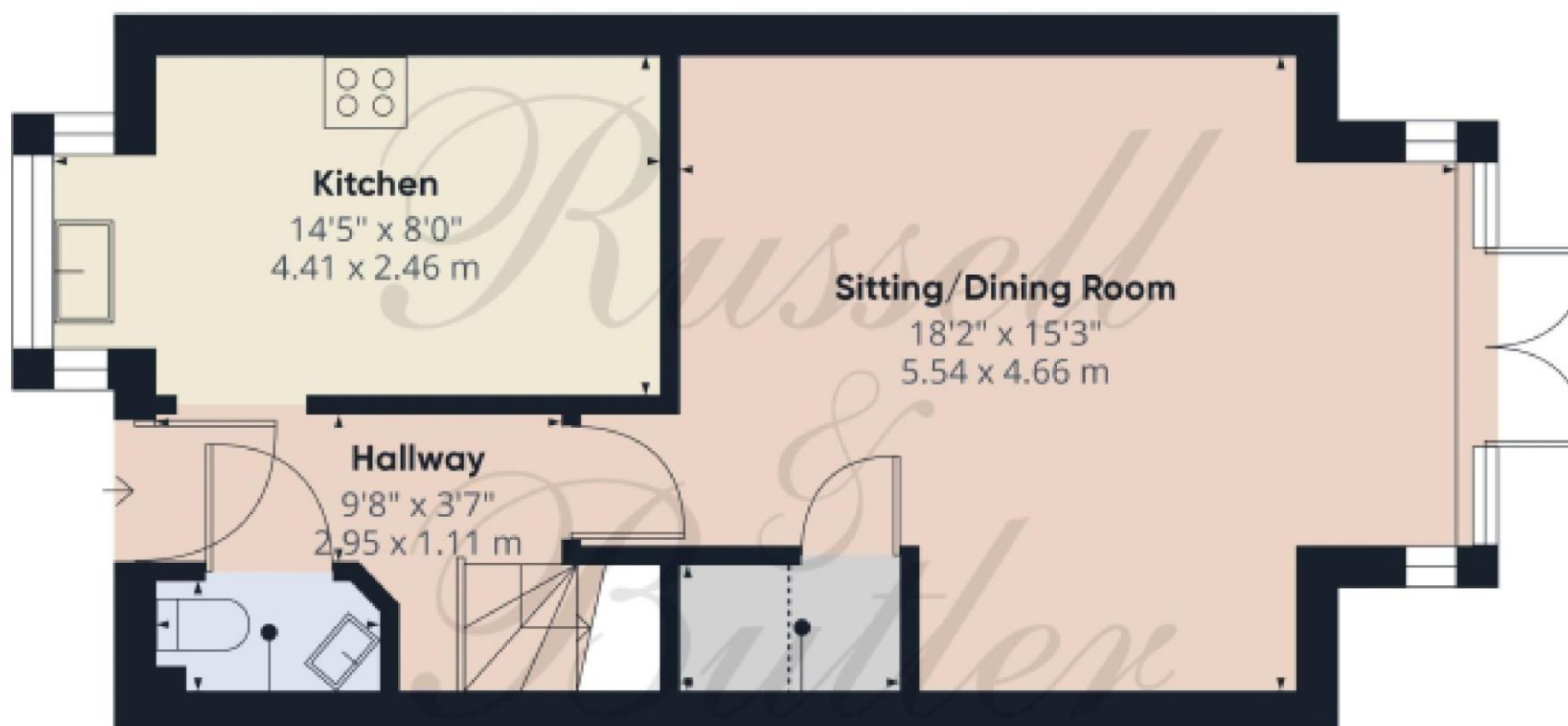
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





*Russell
& Butler*
independent
estate agents





WC
5'6" x 2'10"
1.70 x 0.88 m

Storage
5'9" x 3'3"
1.76 x 1.00 m

Approximate total area⁽¹⁾

446 ft²

41.4 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

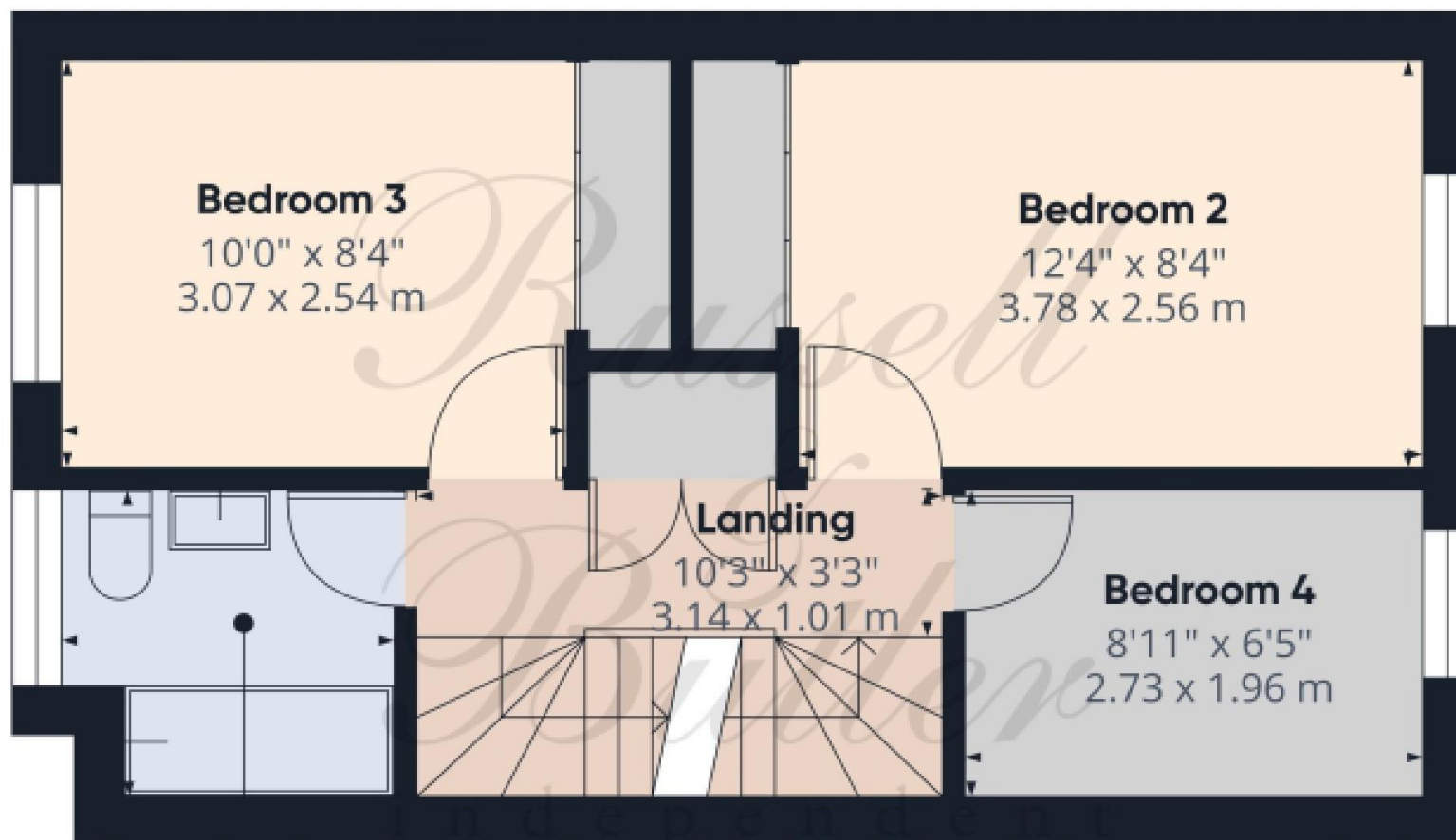
Reduced headroom

..... 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.

GBR/PFE350





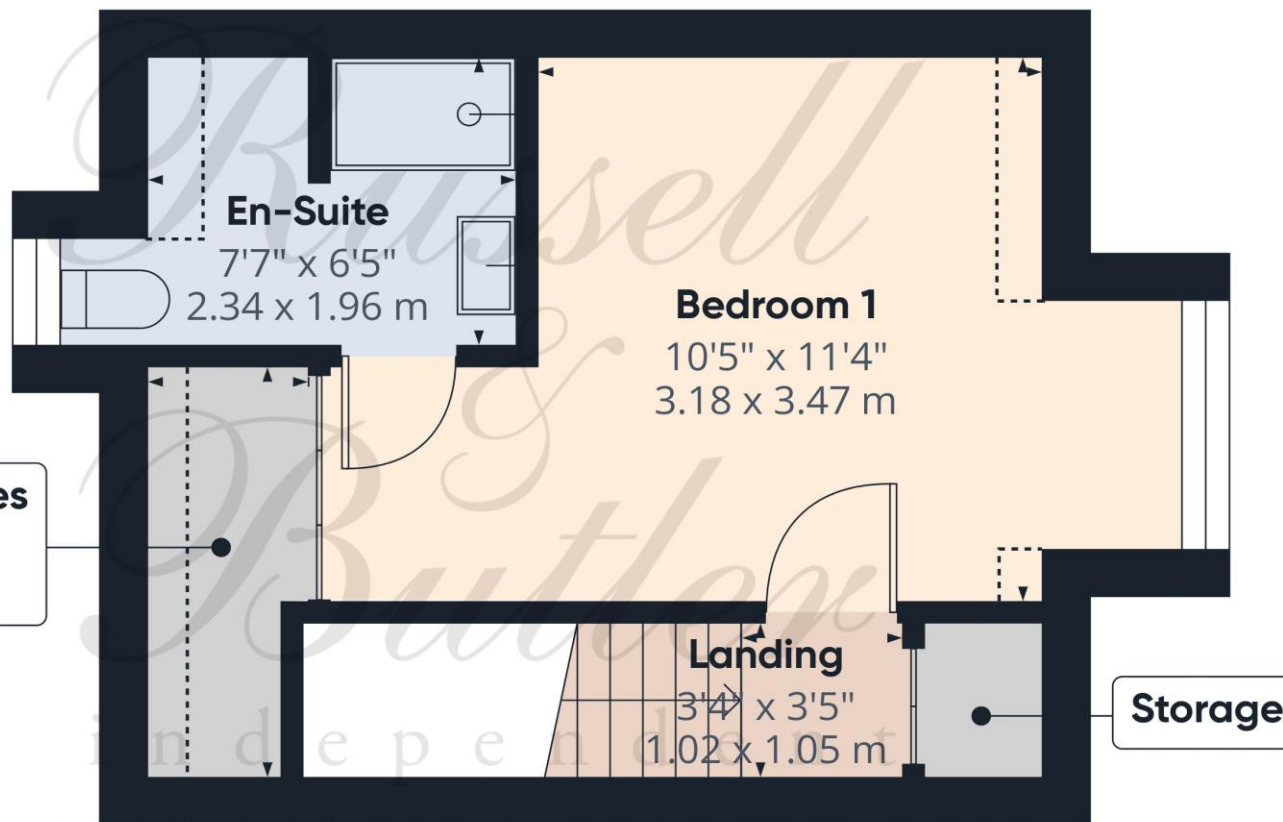
Approximate total area*

360 ft²
33.5 m²

(*) 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.

QRA/PF/360



Approximate total area⁽¹⁾

260 ft²

24.1 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

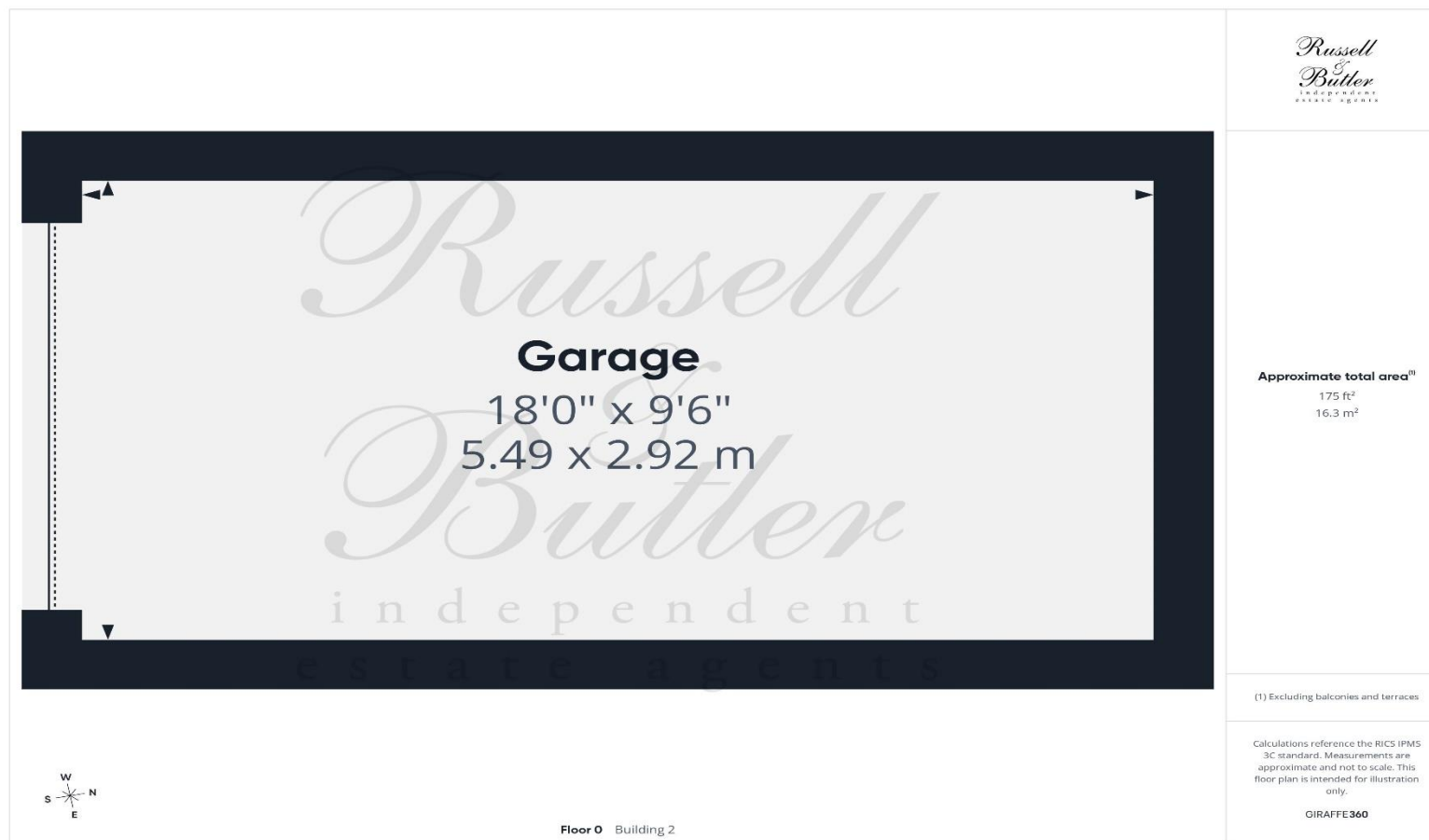
Reduced headroom

..... 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.

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