

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Templeman Place, Buckingham, MK18 1XL

Asking Price £279,950.00 Freehold

Situated within easy walking distance of Buckingham's town centre this two bedroom terraced home is offered in excellent order throughout and includes gas to radiator central heating, UPVC double glazing, kitchen/dining room with oven & hob, cloakroom, low maintenance garden and allocated parking. The accommodation comprises: Sitting room, kitchen/dining room, cloakroom, first floor landing, two double bedrooms, bathroom, rear garden and allocated parking space. NO ONWARD CHAIN. Council Tax Band B. Energy rating B.



Russell
Butler
independent
estate agents



Entrance

Composite entrance door to:

Sitting Room

13' 10" X 12' 0" (4.23m X 3.67m)

Radiator, Upvc double glazed window to front aspect, stairs rising to first floor.

Kitchen/Dining Room

12' 0" X 10' 0" (3.68m X 3.05m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring ceramic hob with electric oven under, concealed extractor fan over, plumbing for automatic washing machine, 'Ideal' gas fired combi boiler supplying both central heating and domestic hot water, radiator, Upvc double glazed door and window to rear aspect, door to cloakroom.

Cloakroom

White suite of wash hand basin, low flush wc, extractor fan.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

12' 3" X 12' 0" (3.74m X 3.66m)

Radiator, Upvc double glazed window to rear aspect, over stairs storage cupboard.

Bedroom Two

12' 0" X 8' 7" (3.67m X 2.63m)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

6' 7" X 5' 2" (2.03m X 1.60m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, radiator, extractor fan.

Outside

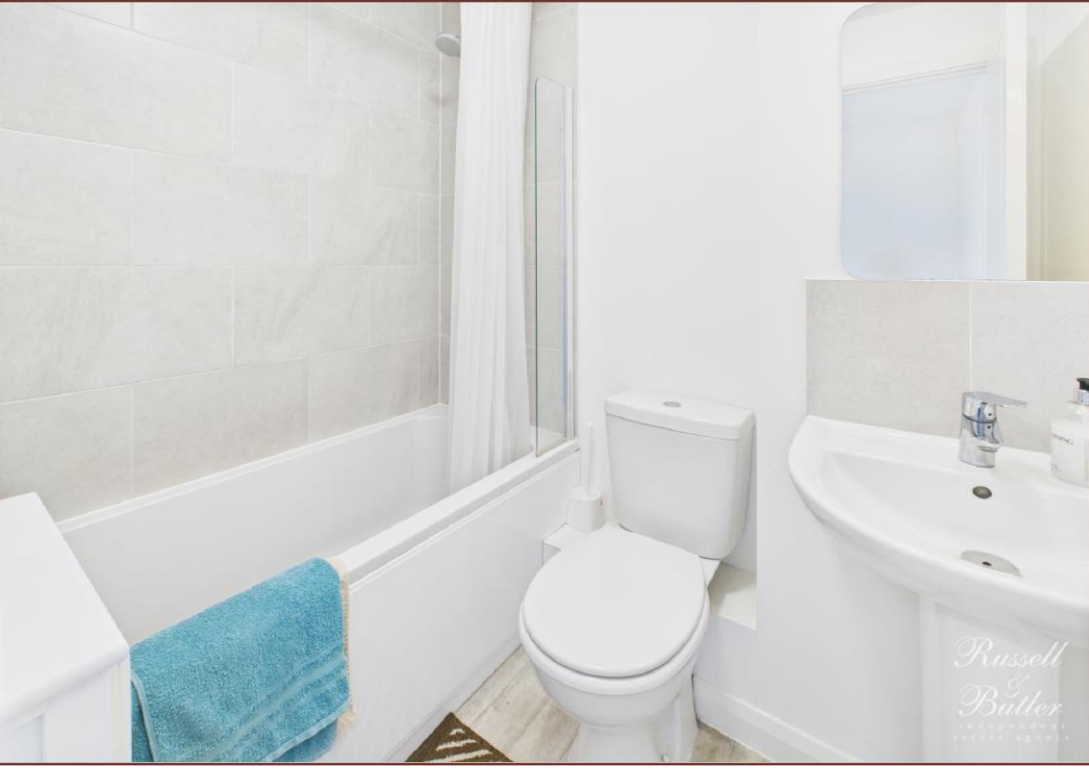
Parking space to front. Gated pedestrian rear access to low maintenance rear garden. Laid to shingle, fully enclosed by timber fencing.

Please Note

EPC Rating: B. Council Tax Band: B. 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 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: Allocated parking space. 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

WC
3'8" x 5'0"
1.13 x 1.52 m

Sitting Room
13'9" x 12'0"
4.20 x 3.66 m

Kitchen/Diner
9'11" x 11'11"
3.03 x 3.65 m

Approximate total area⁽¹⁾

336 ft²
31.2 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GRAFFE360



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

