

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Turnside Street, Buckingham, MK18 7RZ

Offers In Excess Of £ 370,000 Freehold

A well presented four bedroom, three storey town house with a good sized garage and allocated parking situated on the popular Lace Hill development. The property is within walking distance of amenities, Lace Hill Academy and The Royal Latin Grammar School. The accommodation fully comprises: To the ground floor: Entrance hall, cloakroom, kitchen open through to a dining area with doors leading out to the garden, sitting room to the rear with French doors also leading to the garden. To the first floor: Bedroom two in size which has been cleverly split into two areas, bedrooms three and four and the family bathroom. To the second floor: Bedroom one with built in wardrobes and ensuite with double width shower. To the outside: A good sized rear and side garden, large garage and allocated parking space. There is planning permission for a two storey side extension which was approved in June 2025. EPC Rating C. Council Tax Band E.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator.

Sitting Room

15' 0" X 13' 2" (4.59m X 4.03m)

Upvc double glazed French doors to rear aspect, radiator.

Kitchen/Diner

19' 9" X 11' 6" (6.04m Max x 3.53m Max)

A range of base and eyelevel units, stainless steel sink unit with one and a quarter sink unit with mixer tap, cupboard under, work tops over, built in oven and hob, space and plumbing for washing machine, space for dishwasher, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating, space for fridge freezer, space for tumble dryer, Upvc double glazed window to front aspect, Upvc double glazed 'French' doors to side, contemporary style radiator, built in storage cupboard.

First Floor Landing

Airing cupboard housing hot water tank with linen shelving as fitted, stairs rising to second floor.

Bedroom Two

14' 4" X 8' 3" (4.37m X 2.53m)

Bedroom Has Been Split In Two parts. Please note stud wall can be taken down.

Part 1 - 2.55m to rear of wardrobe x 2.00m Max

Upvc double glazed window to rear aspect, radiator, built in wardrobes.

Part 2 - 2.52m Max x 2.33m Max

Bedroom Three

10' 3" X 8' 4" (3.13m X 2.55m)

Built in wardrobe, Upvc double glazed window to front aspect, radiator.

Bedroom Four

9' 1" X 6' 4" (2.78m max x 1.95 to rear of wardrobe)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, pedestal wash hand basin with mixer taps, low level wc, Upvc double glazed window to front aspect, radiator, tiling to splash areas.

Second Floor Landing

Built in storage.

Bedroom One

18' 0" X 11' 2" (5.5m Max to front of wardrobe and into bay x 3.41m Max)

Upvc double glazed window to rear aspect, built in wardrobe, radiator.

En-Suite

Double width walk in shower, white suite of low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Upvc double glazed window to front aspect, heated towel rail.

Outside

Rear and Side Garden

Laid mainly to lawn with patio seating area, outside tap, outside lighting, storage shed, gated side access.

Single Garage

17' 11" X 11' 2" (5.48m Max x 3.41m Max)

Situated nearby under a coach house dwelling.

Up and over door.

Please Note

Freehold.

Annual Maintenance Charge for Development approx £300 per annum.

Garage is Leasehold.

Garage costs per year:

Ground rent approx £50 per annum.

Building Insurance approx £36 per annum.

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: 1 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.

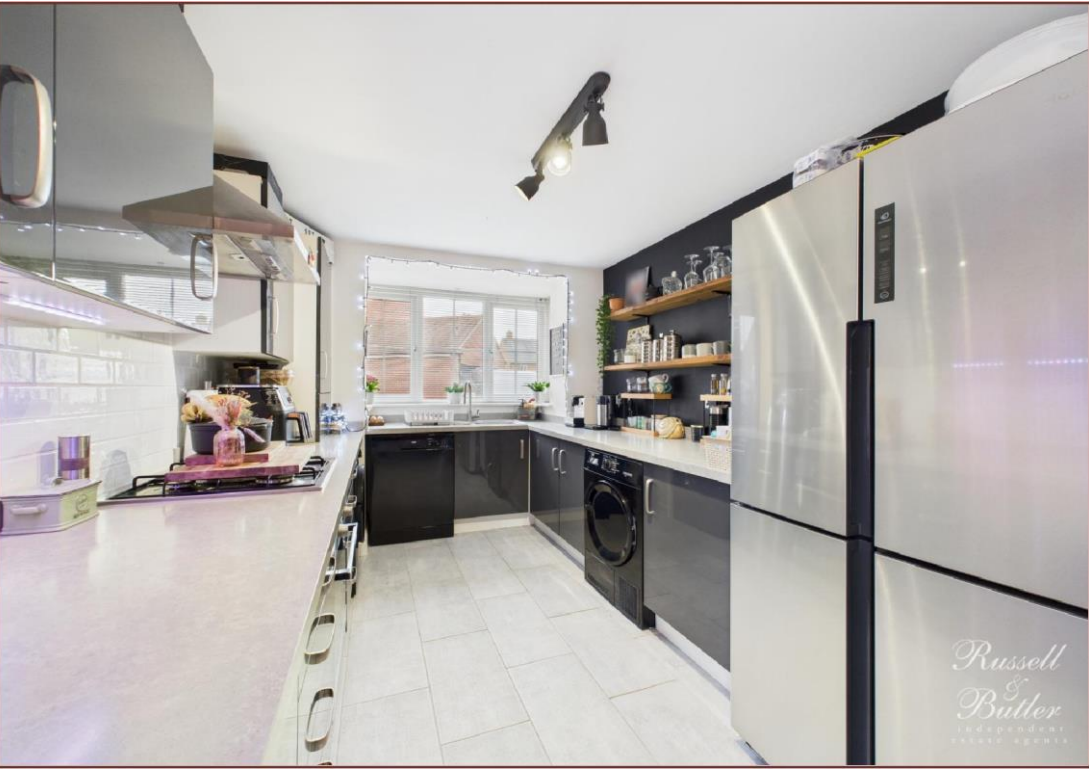
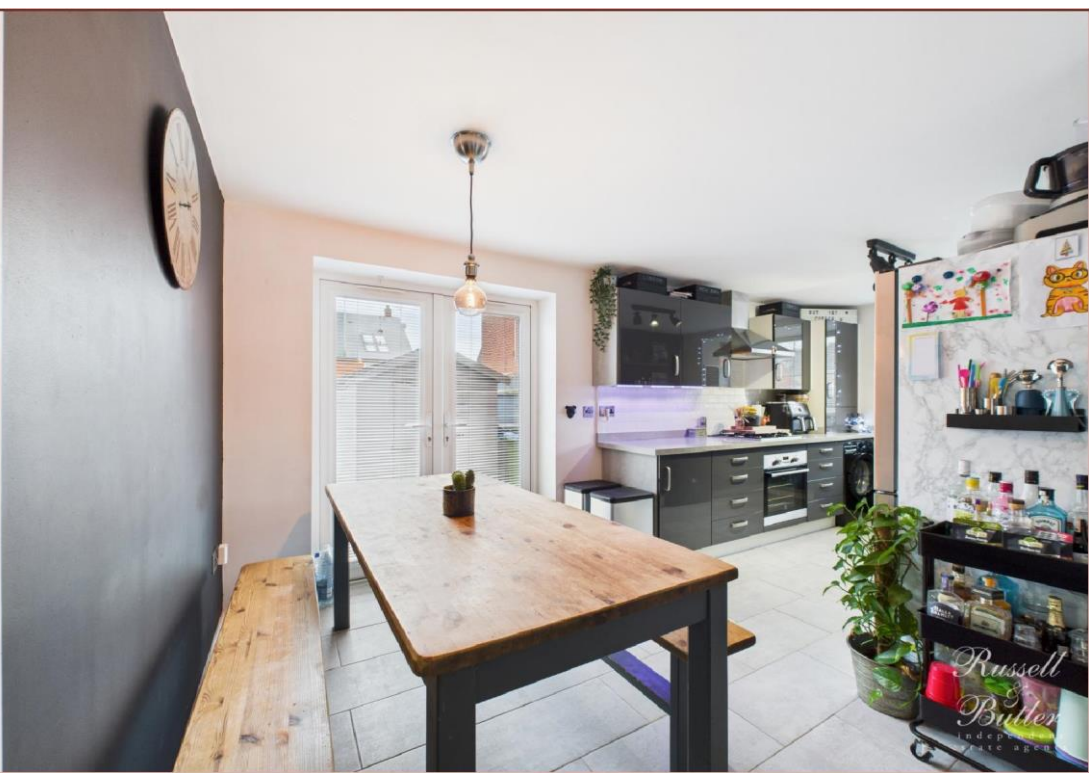
Mortgage Advice

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.

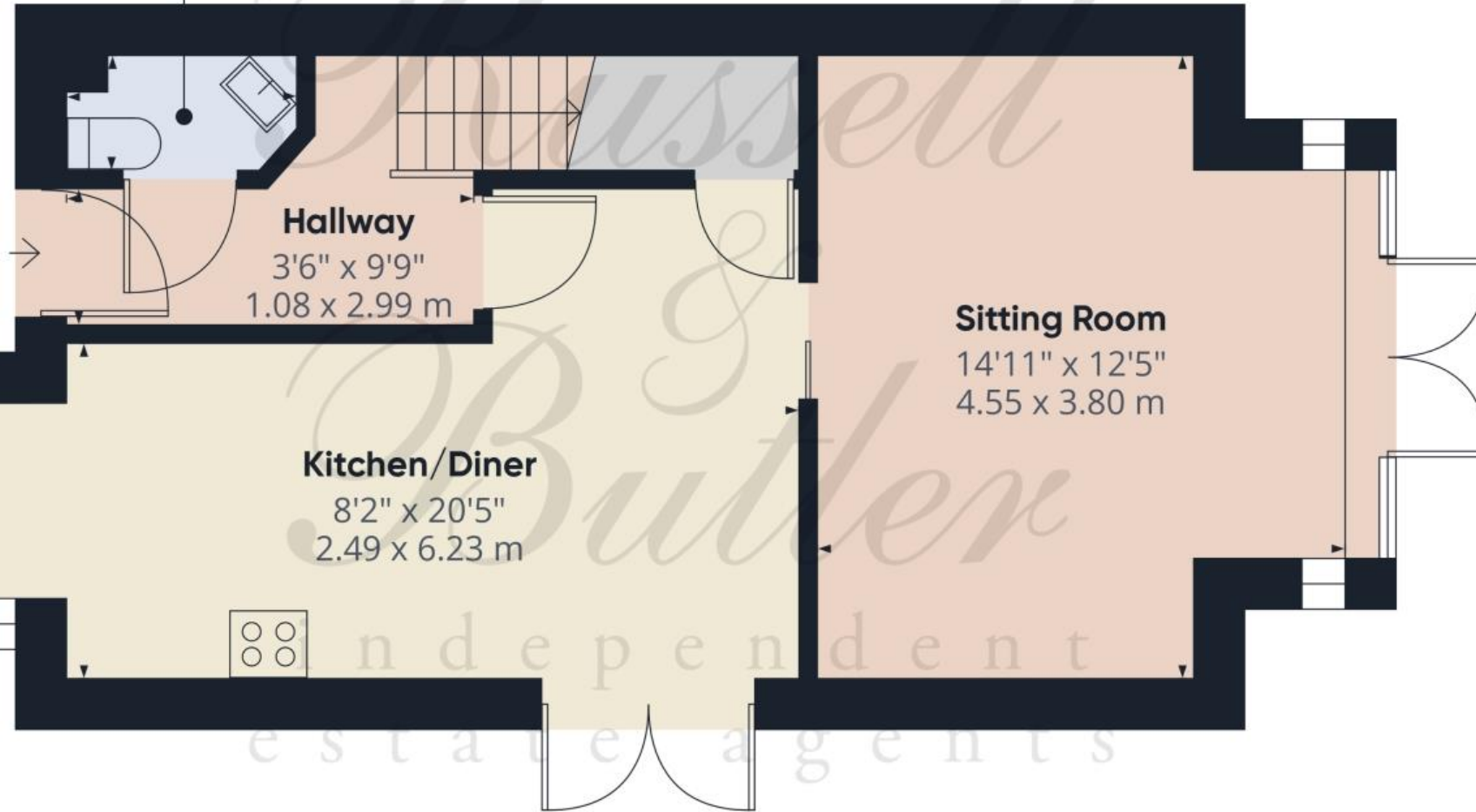




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WC
2'8" x 5'5"
0.83 x 1.66 m

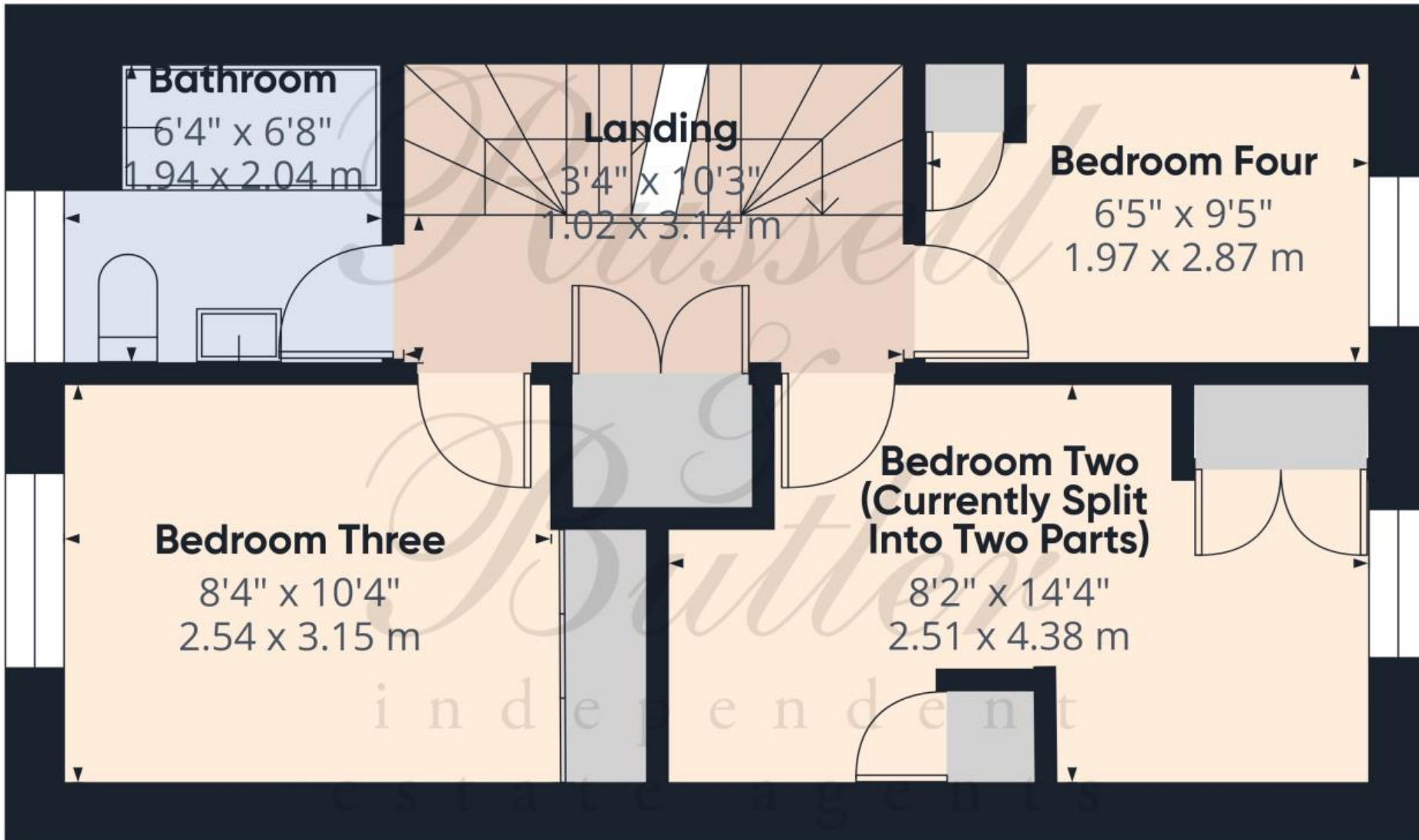


Approximate total area⁽¹⁾
450 ft²
41.9 m²

(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.

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Approximate total area⁽¹⁾

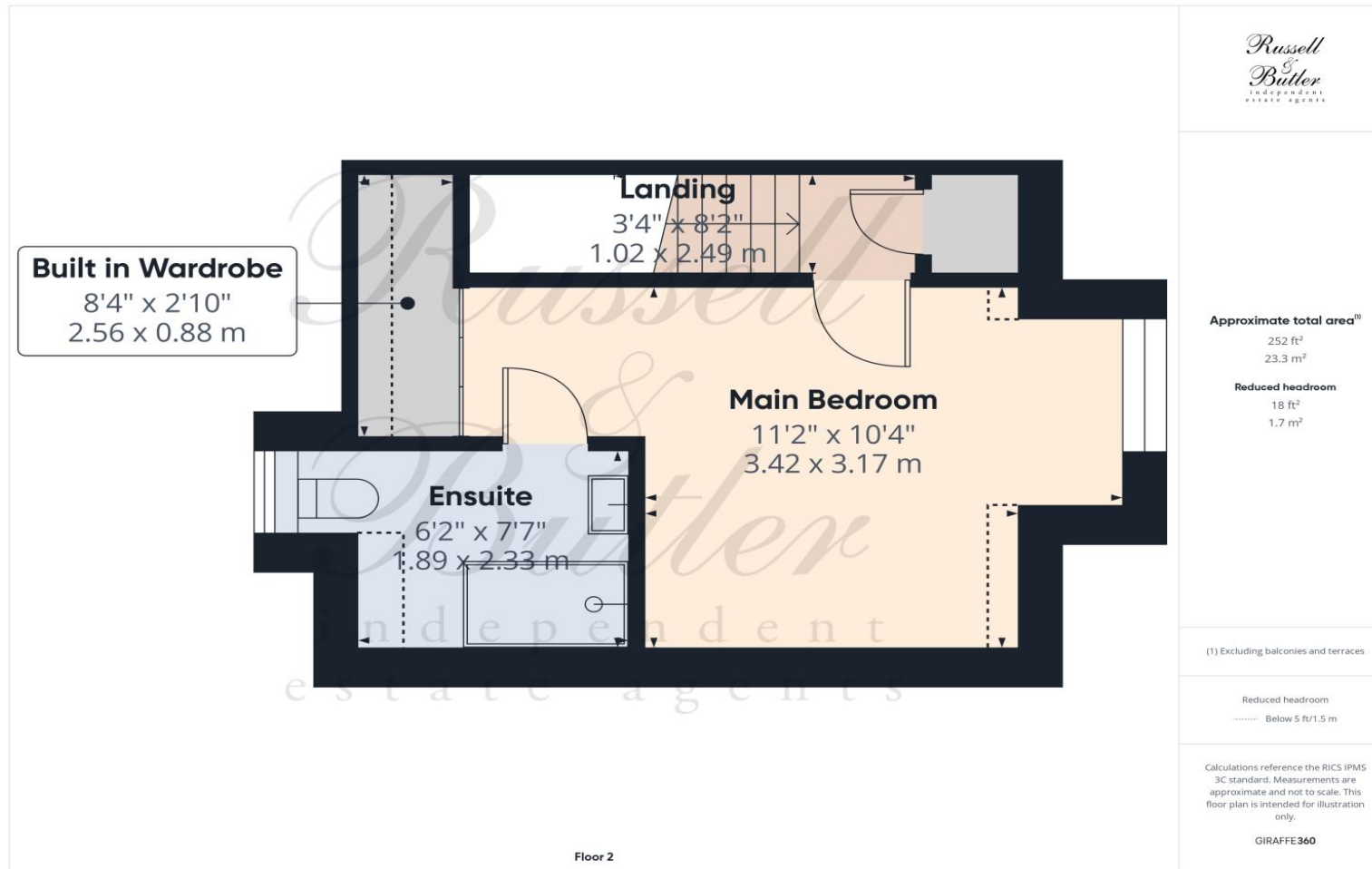
355 ft²

33.1 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.

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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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