

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

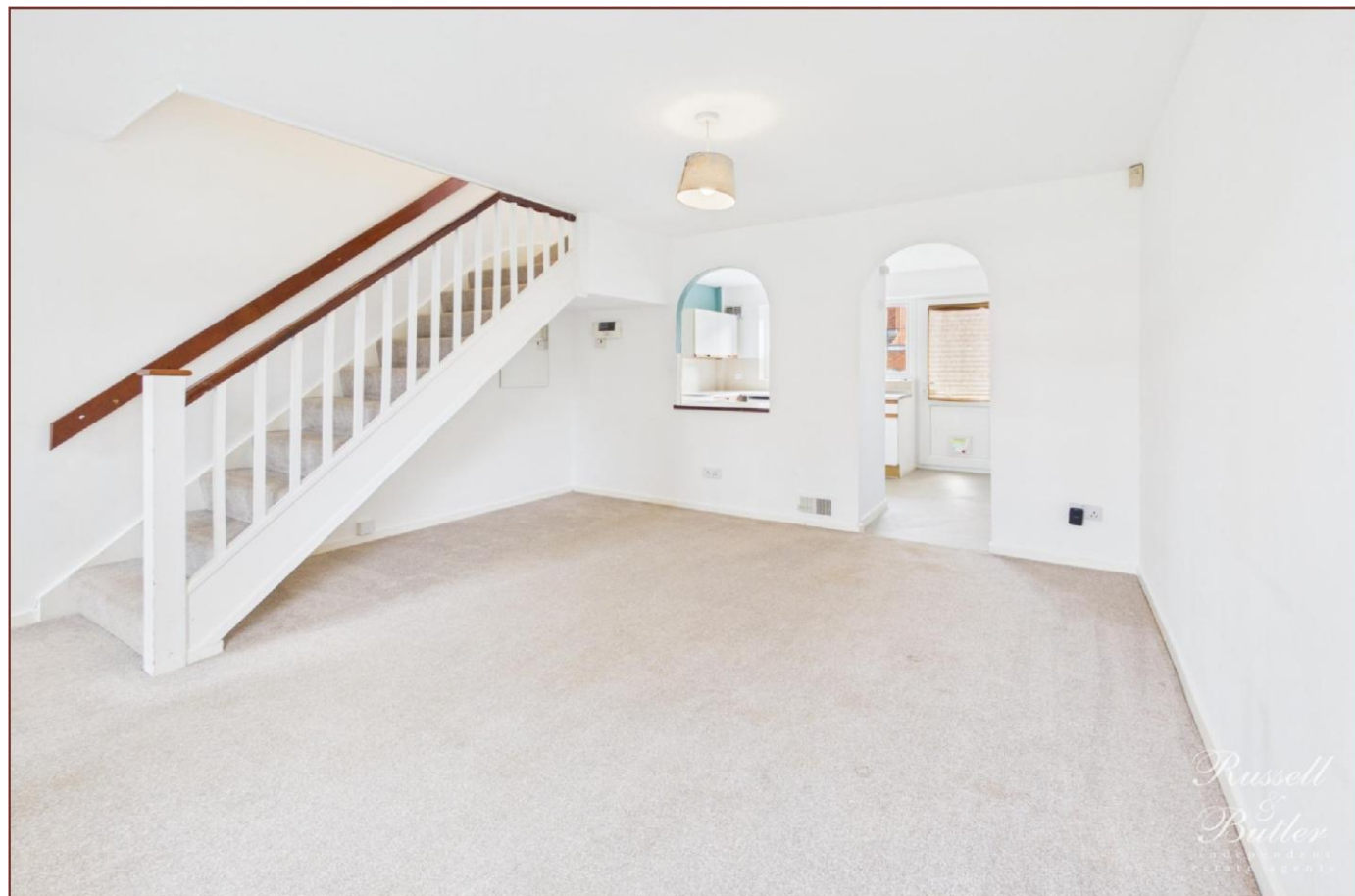
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
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Burleigh Piece, Buckingham, MK18 7DB

Asking Price £255,000.00 Freehold

A two-bedroom terraced property located on the popular Linden Village development within close walking distance to Bourton Park and Buckingham Town Centre and local schools and is available with no onward chain. The property would make an ideal first time or investment purchase and includes the white goods. Accommodation in brief comprises entrance, sitting room, kitchen/breakfast room, two bedrooms, bathroom with white suite, open plan garden to the front, enclosed garden to the rear and a single garage. Council tax band B. EPC rating D.



Entrance

Upvc double glazed door to hall.

Sitting Room *13' 6" X 12' 10" (4.14m X 3.92m)*

Upvc double glazed window to front aspect. Archway through to kitchen, stairs rising to first floor.

Kitchen/Breakfast

12' 11" X 8' 6" (3.95m X 2.61m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps, cupboard under, further range of wall, drawer and base units with work tops over, large built in storage cupboard, Upvc double glazed window to rear aspect, space and plumbing for washing machine, space for fridge/freezer, space for cooker, Upvc double glazed door to rear garden. Warm air vent boiler unit.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank with linen shelf as fitted.

Bedroom One

9' 5" X 8' 3" (2.89m X 2.53m)

Built in double width wardrobes, built in storage cupboard, warm air vent, Upvc double glazed window to front aspect.

Bedroom Two

7' 8" X 8' 6" (2.35m X 2.61m)

Upvc double glazed window to rear aspect, warm air vent.

Bathroom

4' 11" X 8' 5" (1.52m X 2.59m)

White suite of panel bath with separate shower over, glazed screen, low level W/C, pedestal wash hand basin, ceramic tiling to walls, Upvc double glazed window to rear aspect.

Front Garden

Open plan front garden laid mainly to lawn with pathway to property entrance.

Rear Garden

Fully enclosed by fencing, laid mainly to lawn with decked seating area, gated rear access leading to the single garage.

Garage

8' 10" X 16' 10" (2.45m X 5.13m)

Located to the rear with up and over door.

Please Note

EPC Rating D

Council Tax Band B

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage Mains. Gas: Mains

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





Approximate total area⁽¹⁾

298 ft²

27.7 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

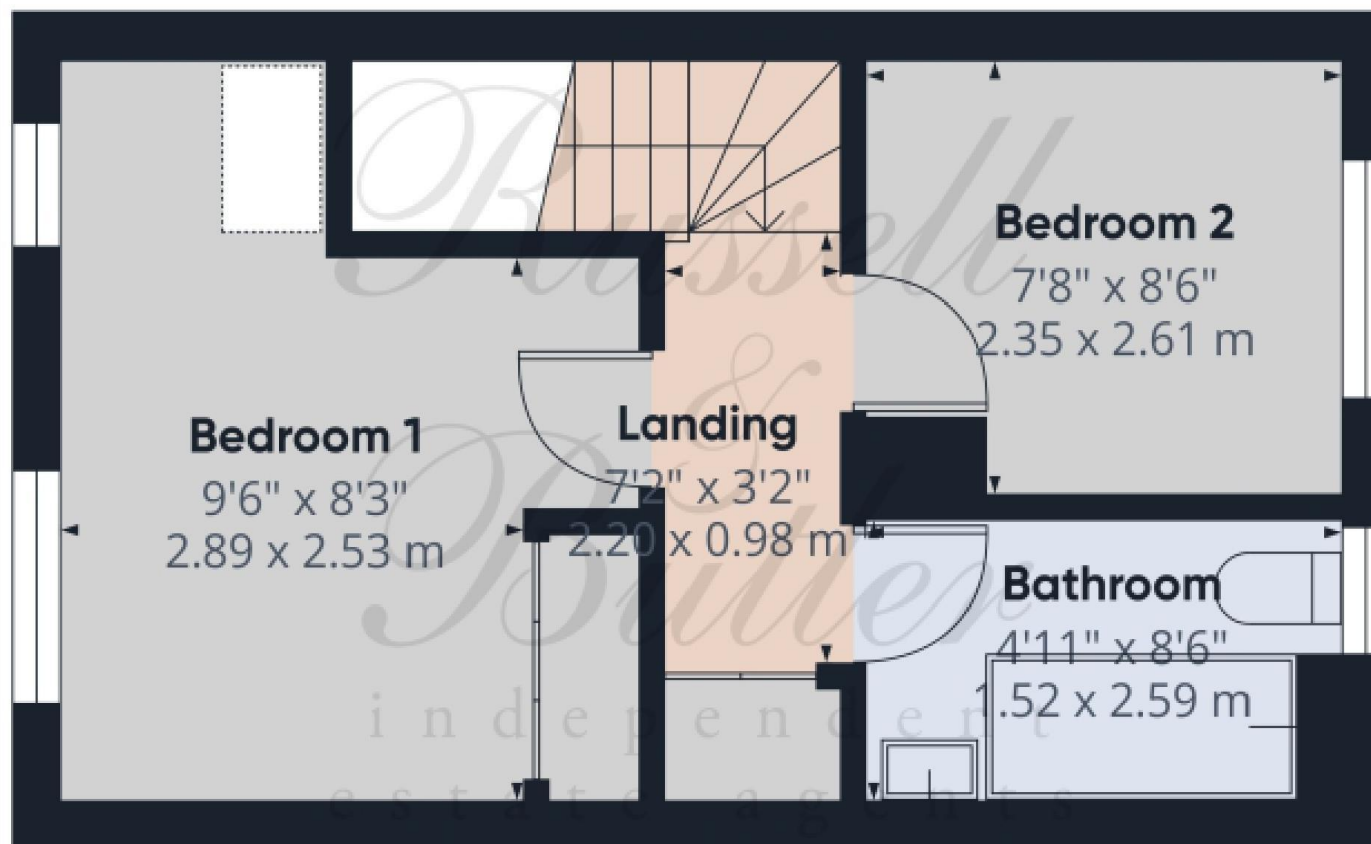
Reduced headroom

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.

GRAFF360





Approximate total area[®]

249 ft²

23 m²

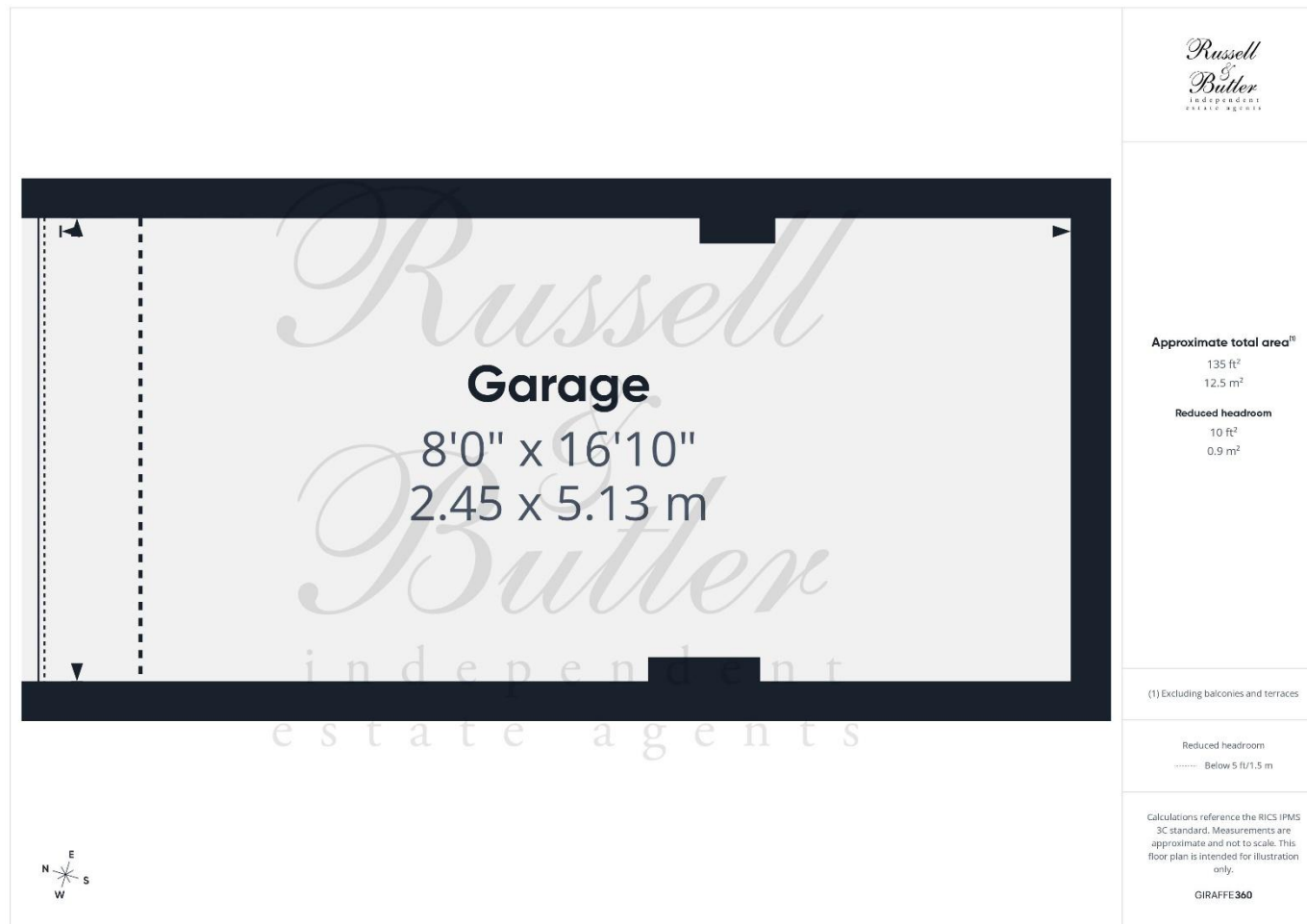
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Floor 1



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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