

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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Elm Street, Buckingham, MK18 1EY

Asking Price £310,000 Freehold

A charming, three double bedroom, four storey terraced house situated in the historic quarter of Buckingham within a short walking distance of the town centre, local amenities & Chandos park. The property benefits from two bathrooms, cellar & being sold with NO UPPER CHAIN. The accommodation comprises; spacious lounge/diner with feature fireplace, kitchen with integrated appliances, cellar space with external access as well as from the hallway. To the first floor; two double bedrooms one benefiting from an en-suite shower room, lastly there is the main family bathroom with shower over bath. On the top floor of the property is the last of three double bedrooms which has a large storage cupboard. To the rear a private courtyard garden with small shed. On street parking. NO UPPER CHAIN. EPC RATING D/COUNCIL TAX BAND C.



Entrance:

Wooden door to;

Hall:

Wood paneling to walls, tiled flooring, storage cupboard, radiator, door providing access to cellar.

Cellar: 10' 11" X 15' 1" (3.33m X 4.61m)

Power & light connected, cobblestone floor, door leading to the exterior of property.

Sitting Room: 11' 7" X 10' 5" (3.54m X 3.18m)

Double glazed window to front aspect, feature fireplace, hardwood flooring, radiator, open to;

Dining Area: 9' 10" X 9' 11" (3.01m X 3.03m)

Hardwood flooring, radiator, UPVC double glazed window to rear aspect.

Kitchen:

Fitted to comprise; stainless steel butler style sink with mono-bloc mixer tap & cupboard under, further range of base, drawer & eye level units, solid wood worktops, ceramic tiling to splash areas. Integrated single electric oven, four zone electric hob, extractor fan over, under counter fridge, integrated dishwasher, space & plumbing for washing machine, tiled floor, two radiators, double glazed windows & door to rear aspect.

First Floor Landing:**Bedroom One:** 10' 2" X 10' 0" (3.10m X 3.06m)

Radiator, double glazed window to rear aspect.

En-Suite: 6' 11" X 5' 6" (2.12m X 1.70m)

Fully tiled corner shower cubicle, pedestal wash hand basin, Saniflo toilet, tiled floor, radiator, double glazed window to rear aspect.

Bedroom Three: 11' 7" X 9' 9" (3.54m X 2.98m)

Feature fireplace, radiator, double glazed window to front aspect.

Bathroom: 5' 3" X 5' 5" (1.62m X 1.67m)

Suite comprising panel bath with electric shower over, pedestal wash hand basin, low level W.C, radiator, double glazed window to front aspect.

Second Floor:**Bedroom Two:** 14' 11" X 14' 6" (4.56m X 4.43m)

Storage cupboard, radiator, double glazed window to rear aspect. (Please note there are areas with restricted head height).

Outside:**Rear Garden:**

Split over two tiers, steps rising to paved patio area with slate shingle borders, small brick built store.

Please Note:

Council Tax Band C

EPC Rating D

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 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: On Street

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

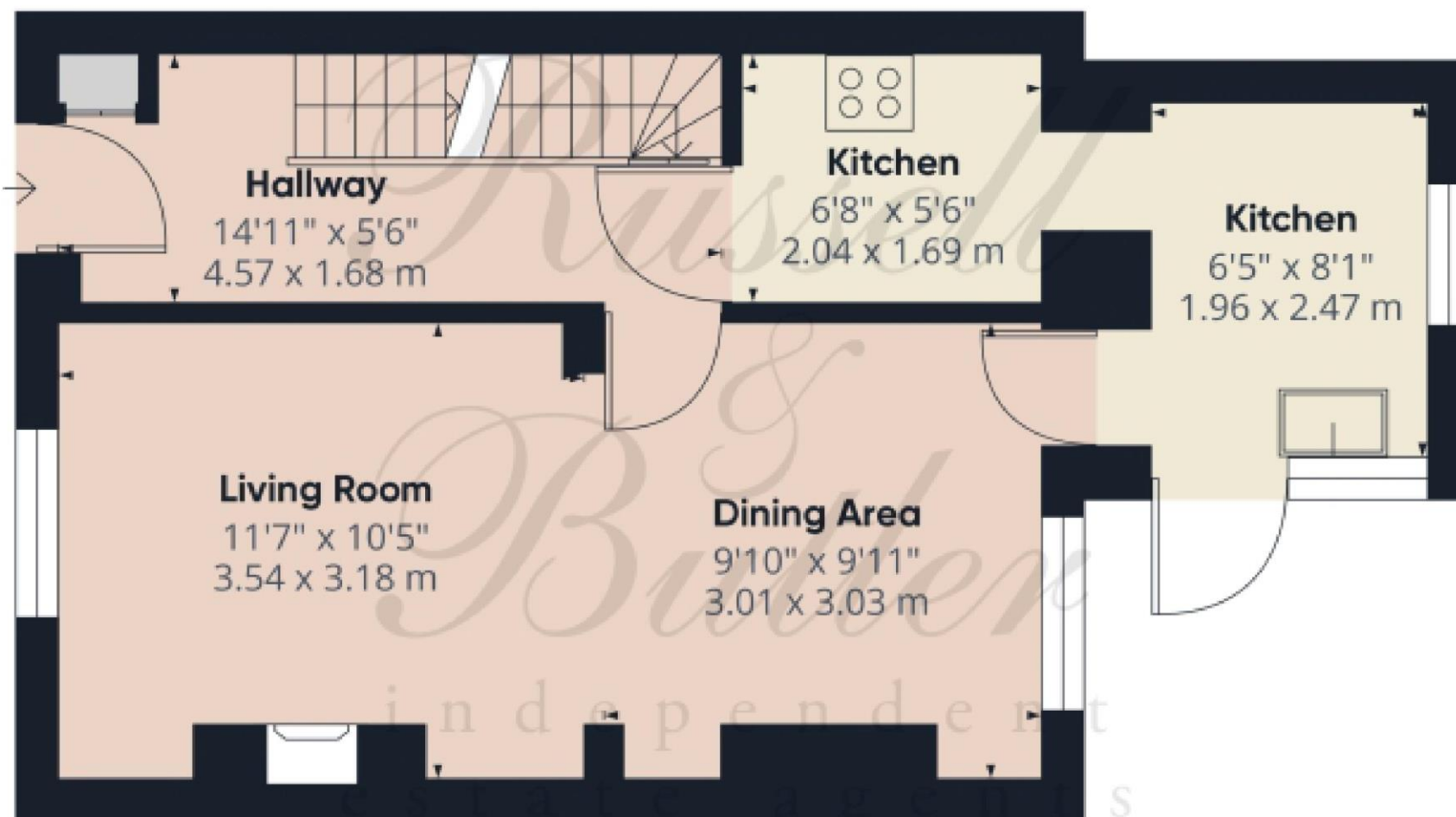




*Russell
& Butler*
independent
estate agents







Approximate total area[®]
357.9 ft²
33.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 350

Floor 0

Bathroom
5'3" x 5'5"
1.62 x 1.67 m

En-suite
6'11" x 5'7"
2.12 x 1.70 m

Bedroom Three
11'7" x 9'9"
3.54 x 2.98 m

Bedroom One
10'1" x 10'0"
3.10 x 3.06 m

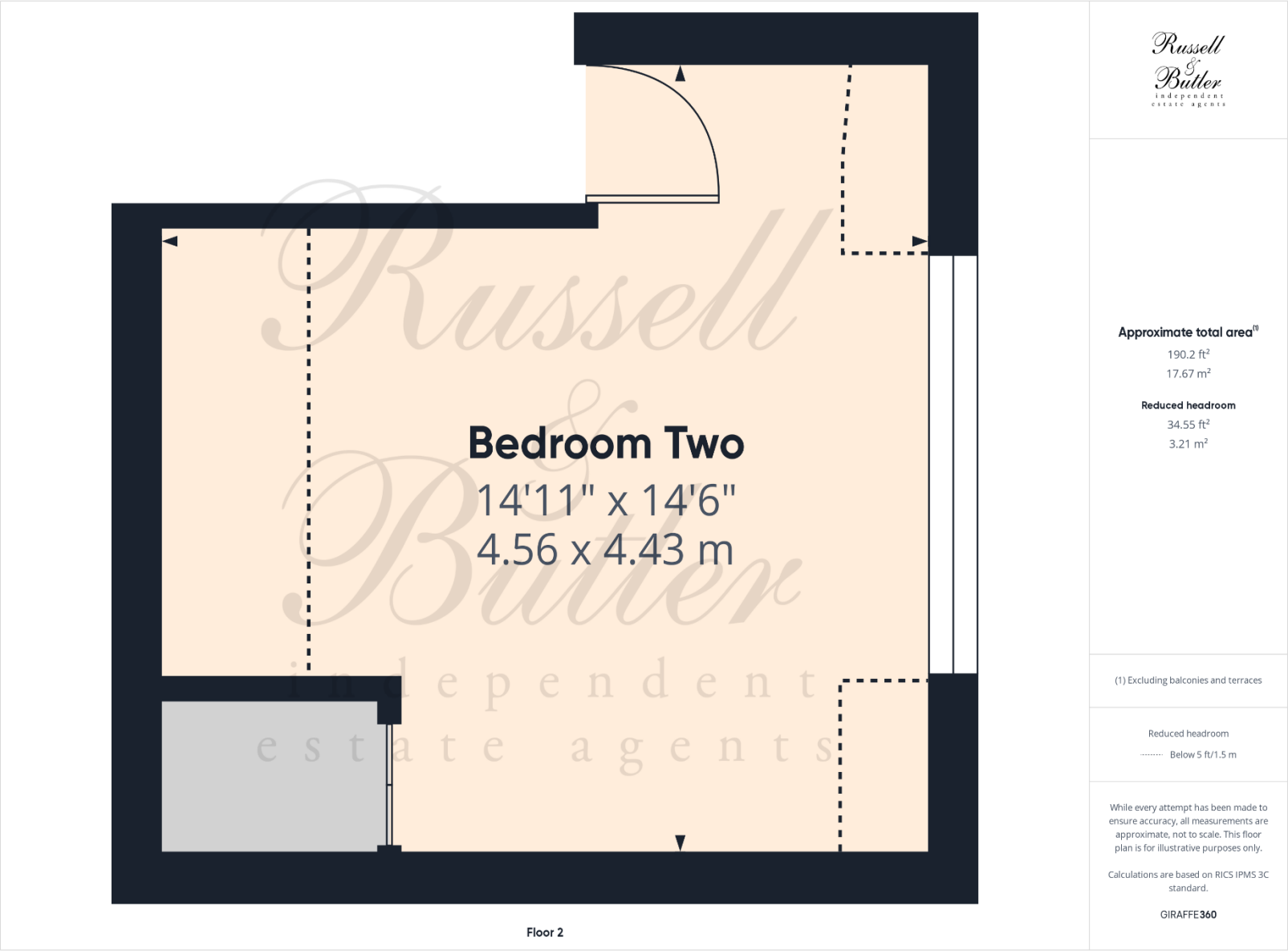
Approximate total area⁽¹⁾
305.26 ft²
28.36 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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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