Russell & Butler
independent estate agents

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Westfields, Buckingham, MK18 1DZ
Asking Price £325,000.00 Freehold

Offered for sale with NO ONWARD CHAIN, this 3 bedroom semi detached property positioned on a large corner plot, within easy walking distance to Buckingham Town and its amenities, and also within walking distance and catchment for both Buckingham Secondary and Royal Latin Grammar Schools. The accommodation is over two levels and comprises: Entrance hall, bathroom, dual aspect lounge/diner, kitchen, conservatory and utility room. On the first floor landing, spacious main bedroom to the front aspect and two further bedrooms. The property benefits further from gas to radiator central heating and Upvc double glazing and has scope for extension subject to planning permission. EPC rating C. Council tax band C. Freehold.









Entrance:
Replacement Upvc double glazed door to entrance hall.

Entrance Hall:
Stairs rising to first floor, double panel radiator.

Ground Floor Bathroom:
5' 5" X 7' 5" (1.67m X 2.28m)
White suite of 'P' Shaped bath with separate shower over, glazed screen, pedestal wash band basin, low level wc, chrome ladder towel rail, ceramic tiling to splash areas, Upvc double glazed window to side aspect.

Lounge/Diner:
19' 4" X 11' 3" (5.90m X 3.44m)
Dual aspect lounge diner with Upvc double glazed window to front front and rear aspects, double panel radiator, feature fireplace with gas fire as fitted, large walk in storage cupboard, coving to ceiling, two wall light points.

Kitchen:
7' 3" X 7' 4" (2.23m X 2.26m)
Fitted to comprise inset stainless steel single drainer sink unit, mono bloc mixer tap, cupboard under, further range of wall and base unit, work tops over, space for cooker, tiling to splash areas, Upvc double glazed window to rear aspect, door to conservatory.

Conservatory/Lean to:
13' 10" X 4' 6" (4.23m X 1.39m)
Upvc double glazed French doors to garden, door to utility, outside tap.

Utility:
6' 4" X 4' 6" (1.94m X 1.38m)
Gas fired boiler supplying both domestic hot water and radiator central heating, window to front aspect, space and plumbing for washing machine.

First Floor Landing:
Upvc double glazed window to side aspect, storage cupboard.

Bedroom One:
9' 1" X 14' 0" (2.79m X 4.28m)
Two Upvc double glazed windows to front aspect, radiator, range of built in wardrobes, airing cupboard housing hot water tank, shelving as fitted.

Bedroom Two:
10' 0" X 7' 7" (3.06m X 2.32m)
Upvc double glazed window to rear aspect, a range of built in wardrobes with hanging rail and shelving as fitted, radiator.

Bedroom Three:
7' 0" X 9' 6" (2.15m X 2.91m)
Upvc double glazed window to rear aspect, radiator, access to loft space.

Outside:
Positioned in a large corner plot, the gardens wrap around to the front, sides and rear aspects, gated access to pathway leading to property entrance, laid mainly to lawn with various flower and shrub beds and boarders, timber storage sheds, several paved patio and seating areas, fully enclosed.

Please Note:
EPC Rating: C Council Tax: C

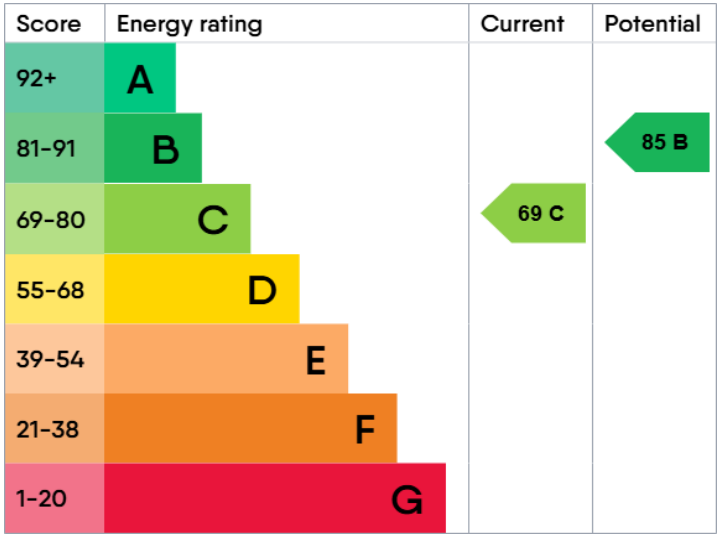
Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating

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: 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.














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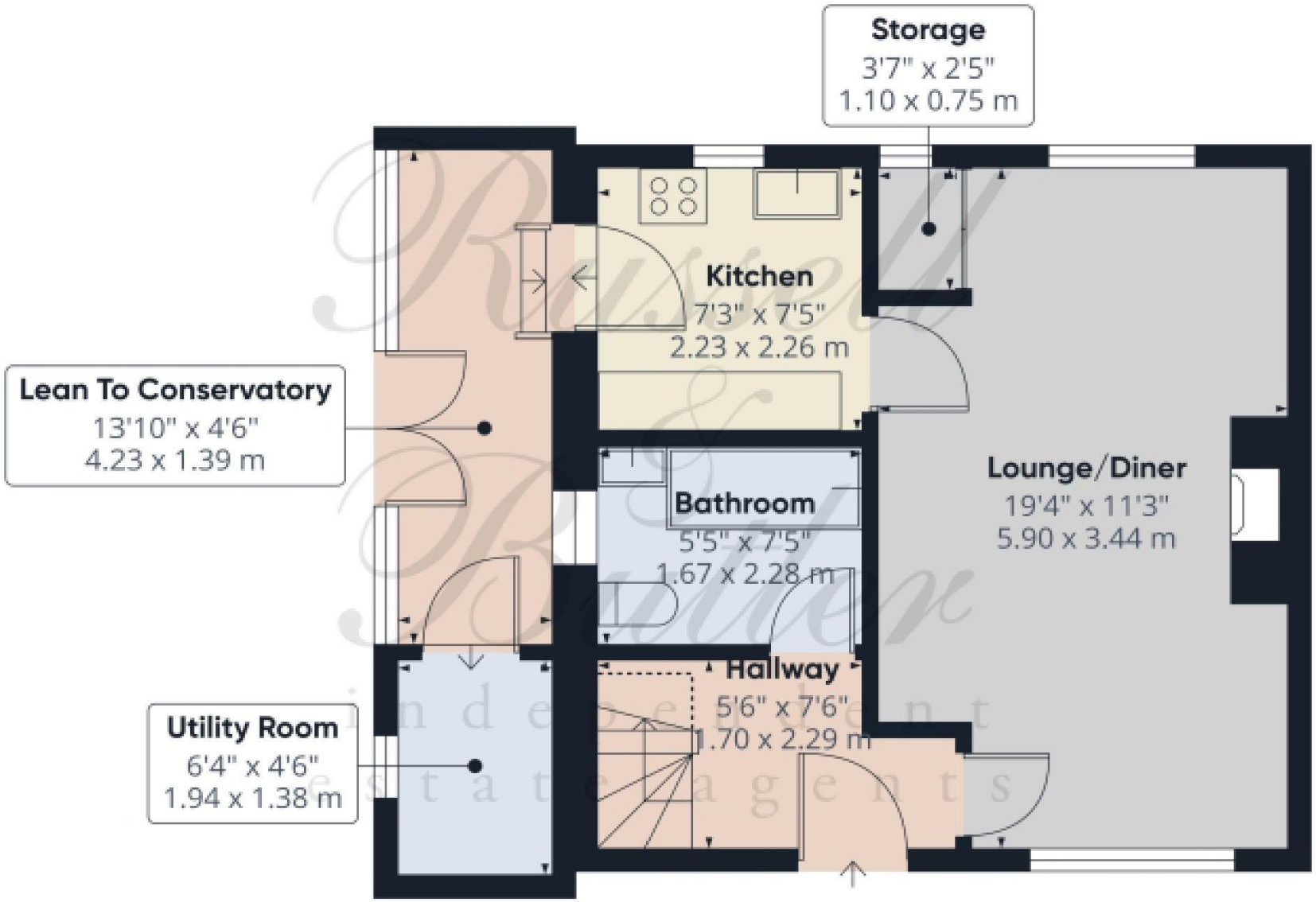

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Floor 0

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Approximate total area(1)

445 ft²

41.2 m²

Reduced headroom

6 ft²

0.5 m²

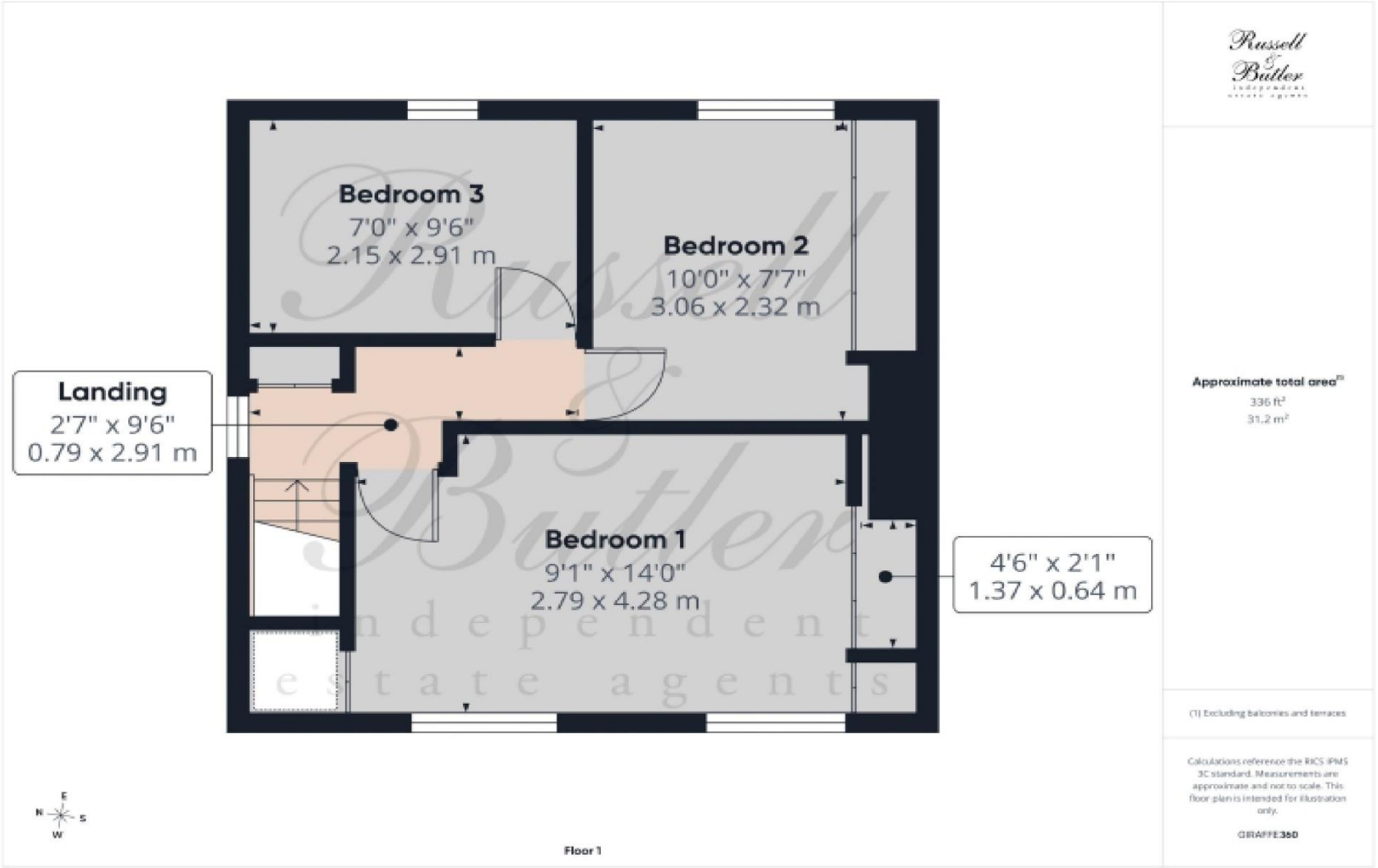
(1) Excluding balconies and terraces

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.

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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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