

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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Stratford Road, Buckingham, MK18 1NY

Fixed Price £300,000.

A three bedroom semi detached house, situated in a non estate location within easy walking distance of Buckingham's town centre. the property benefits from gas to radiator central heating, UPVC double glazing (where specified), ground floor W.C, two reception rooms, good size private rear garden and is offered with NO ONWARD CHAIN. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, first floor landing, three bedrooms, bathroom, and gardens to front & rear. NB THIS PROPERTY DOES NOT HAVE ANY ALLOCATED PARKING. Council Tax Band C. Energy rating D.



Entrance

Part glazed double wooden entrance doors to entrance porch.

Entrance Porch

Quarry tiled floor, composite entrance door to:

Entrance Hall

Stairs rising to first floor, double radiator.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, tiled floor, window to side aspect.

Sitting Room

13' 7" X 10' 5" (4.15m X 3.19m)

4.15m x 3.19m + Door recess

Double radiator, wood laminate flooring, Upvc double glazed French patio doors to rear garden.

Dining Room

12' 11" X 11' 6" (3.96m X 3.52m)

3.96m x 3.52m Max into bay

Open fireplace, Upvc double glazed Bay window to front aspect, double radiator, wood laminate flooring.

Kitchen

8' 5" X 7' 10" (2.57m X 2.40m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob, electric oven under, concealed extractor hood over, "Worcester" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to rear aspect, Upvc double glazed door to rear garden.

First Floor Landing

Access to loft space, Upvc double glazed window to side aspect.

Bedroom One

11' 11" X 11' 2" (3.64m X 3.42m)

Radiator, ornamental cast iron fireplace, built in linen cupboard, Upvc double glazed window to rear aspect, wood laminate flooring.

Bedroom Two

12' 0" X 8' 11" (3.66m X 2.73m)

3.66m x 2.73m + Door recess

Radiator, built in wardrobe/storage cupboard, Upvc double glazed window to front aspect, wood laminate flooring.

Bedroom Three

8' 7" X 8' 4" (2.62m X 2.56m)

Double radiator, wood laminate flooring, Upvc double glazed window to front aspect.

Family Bathroom

6' 6" X 5' 10" (1.99m X 1.80m)

White suite of panel bath with shower over, glazed screen, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, radiator, Upvc double glazed window to rear aspect, extractor fan, inset downlighters.

Front Garden

Laid to lawn, path to property entrance, enclosed by mature trees and shrubs.

Rear Garden

A good sized rear garden with gated side access, laid to lawn, paved patio, fully enclosed by fence and hedge.

Brick built utility store (2.13m x 1.82m) with power and light connected, plumbing for automatic washing machine, further storage shed to side, outside tap, outside light.

Please Note

Council Tax Band C EPC Rating D

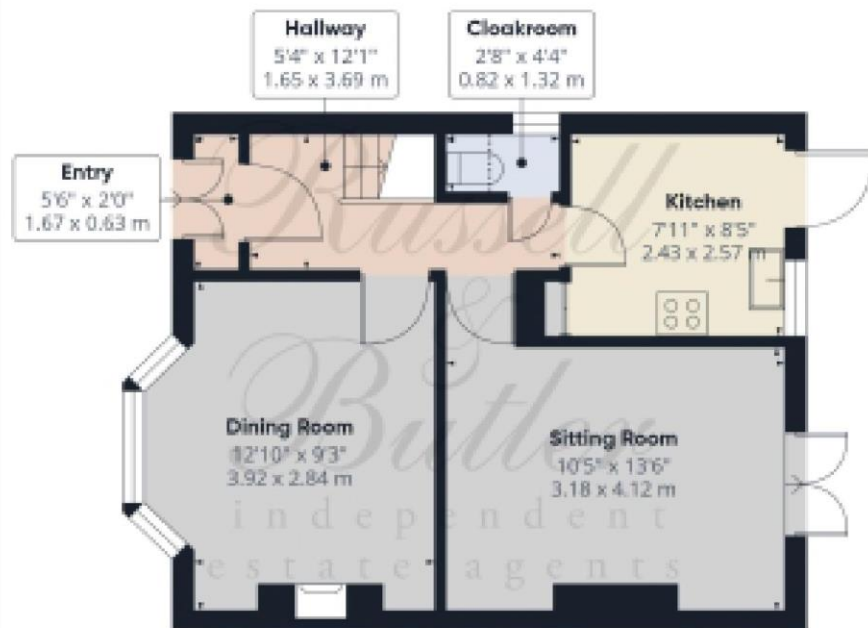
Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

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).

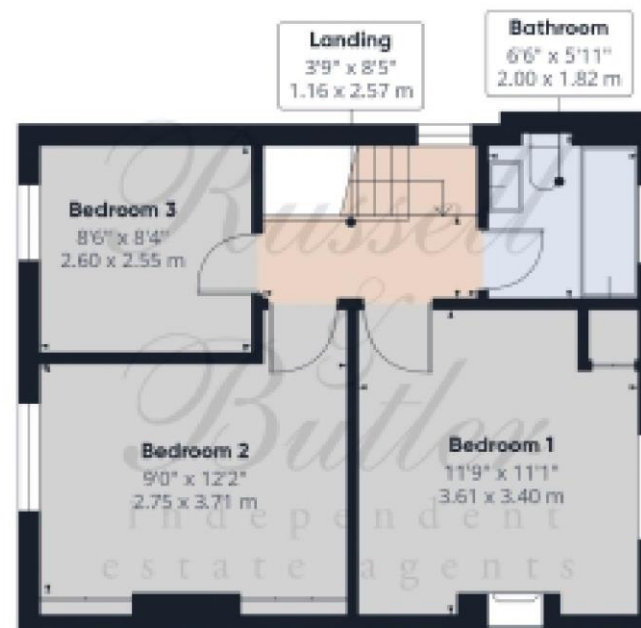
Parking: On street parking only.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

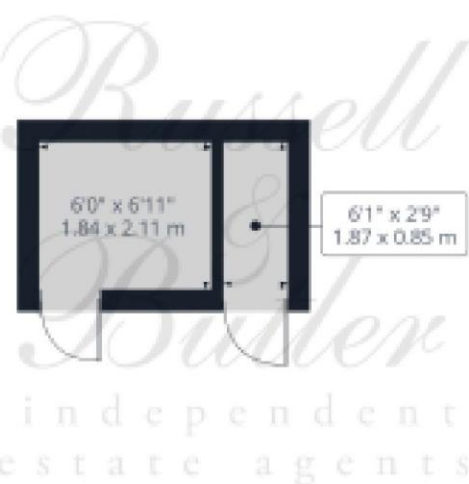




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

881 ft²

82 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS (PM5
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.

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