Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Wulfstan Close, Buckingham, MK18 1YB

Asking Price £330,000 Freehold

An immaculately presented three bedroom semi-detached home located on the St Rumbold's development benefiting from two parking spaces, kitchen/breakfast room with integrated appliances & two bathrooms. The property would make an ideal first buy & benefits further from being within catchment for the Royal Latin Grammar School. The accommodation comprises: Entrance hall, cloakroom, kitchen with integrated appliances, lounge/diner with French patio doors leading out to the fully enclosed rear garden with patio area & side access. On the first floor; landing, main bedroom with en-suite shower room, further double bedroom, single bedroom and the family bathroom. EPC rating B. Freehold. Council tax band C. Annual maintenance charge is approx. £350 per annum.









Entrance
Composite door to:

Entrance Hall
Vinyl floor, radiator, storage cupboard.

Cloakroom
5' 1" X 3' 1" (1.57m X 0.95m)
White suite of low level wc, corner pedestal wash hand basin, radiator, vinyl flooring.

Lounge/Diner
14' 10" X 14' 5" (4.53m X 4.40m)
Under stairs storage cupboard, radiator, Upvc double glazed French door to rear garden.

Kitchen
12' 0" X 8' 0" (3.68m X 2.45m)
Fitted to comprise integrated stainless steel single drainer sink unit, cupboard under, further range of base, drawer and eyelevel units, single electric oven, four burner gas hob, integrated fridge freezer, washing machine and dishwasher, vinyl flooring, radiator, Upvc double glazed window to front aspect.

First Floor Landing
Storage cupboard over the stairs, access to loft space, radiator.

En-Suite
Suite of fully tiled shower cubicle, electric shower, pedestal wash hand basin, low level wc, radiator, ceramic tiling to splash areas.

Bedroom One
11' 10" X 8' 5" (3.61m X 2.58m)
Upvc double glazed window to rear aspect, radiator.

Bedroom Two
10' 2" X 8' 5" (3.10m X 2.59m)
Upvc double glazed window to front aspect, radiator.

Bedroom Three
8' 9" X 6' 3" (2.69m X 1.91m)
Upvc double glazed window to rear aspect, radiator.

Family Bathroom
7' 10" X 6' 3" (2.40m X 1.91m)
White suite of panel bath, pedestal wash hand basin, low level wc, radiator, Upvc double glazed window to front aspect, ceramic tiling to splash areas.

Rear Garden
Laid mainly to lawn, paved patio, fully enclosed, side access to front aspect.

Please Note
EPC Rating: B
Council Tax Band: C

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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: Two parking spaces situated to the front of the property.

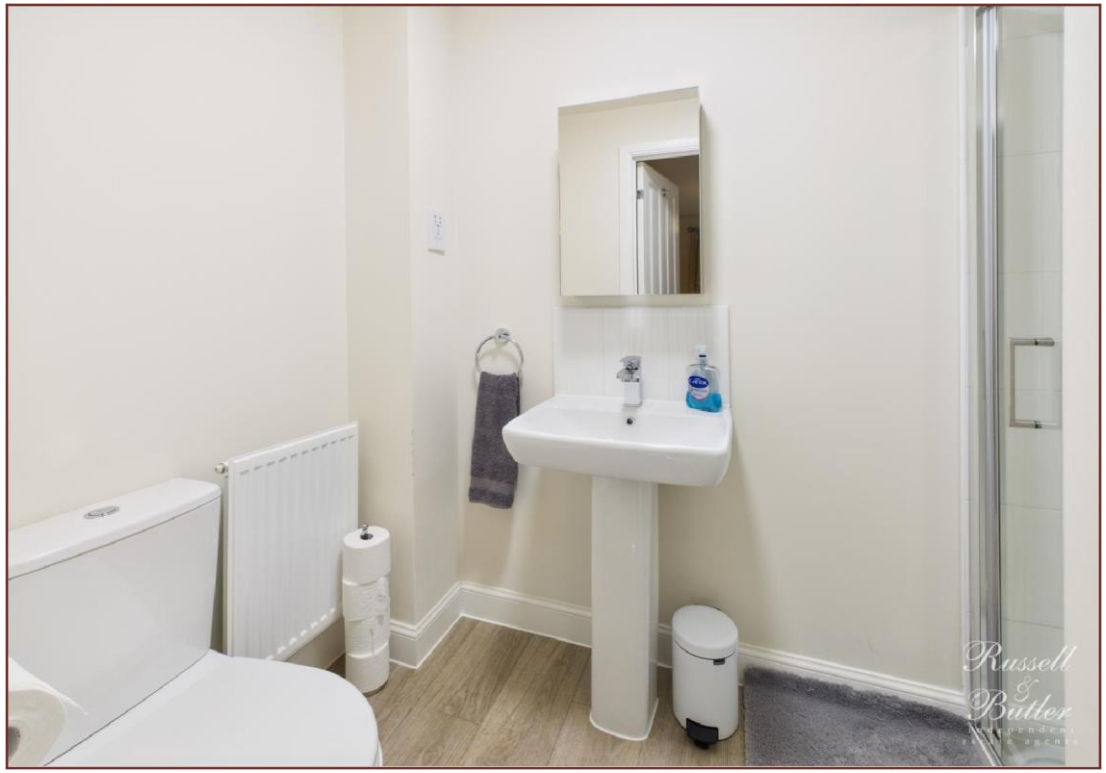
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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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Floor 0

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Approximate total area(1)

394 ft²

36.6 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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