

*Russell & Butler*

independent estate agents

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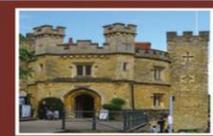


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# Fishers Field, Buckingham, MK18 1SN

**Asking Price £359,995.00 Freehold**

A three bedroom detached house in need of updating, situated at the end of a cul de sac within easy walking distance of Buckingham's town centre and university. The property has the benefits of: Gas to radiator central heating, UPVC double glazing and a garage whilst also being offered with NO ONWARD CHAIN. The accommodation comprises: Entrance hall, sitting/dining room, kitchen, first floor landing, three bedrooms, shower room, garage and small cottage style rear garden. Council Tax Band D. Energy rating C.



### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Hall**

Radiator.

### **Cloakroom**

White suite of wash hand basin, low flush wc, half height ceramic tiling, ladder towel radiator, Upvc double glazed window to front aspect.

### **Sitting/Dining Room**

*25' 9" X 15' 0" (7.86m X 4.59m)*

7.86m Max x 4.59m Max narrowing to 2.44m

Irregular shaped room.

Two radiators, stairs rising to first floor, Upvc double glazed window to front aspect, double glazed sliding patio doors to conservatory.

### **Conservatory**

*7' 5" X 5' 8" (2.27m X 1.73m)*

Hardwood and double glazed, French doors to garden.

### **Kitchen**

*8' 6" X 6' 7" (2.61m X 2.03m)*

Inset single drainer stainless steel sink unit with mono bloc mixer, cupboard under, further range of base and eyelevel units, wooden work surfaces, ceramic tiling to splash areas, four ring ceramic hob, split level electric oven, plumbing for automatic washing machine, "Worcester" gas fired boiler supplying both gas to radiator central heating and domestic hot water, Upvc double glazed window to rear aspect.

### **First Floor Landing**

Airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, Upvc double glazed window to stair way.

### **Bedroom One**

*13' 5" X 6' 10" (4.09m X 2.09m)*

4.09m Max to rear of wardrobe x 2.09m

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

### **Bedroom Two**

*12' 1" X 8' 4" (3.70m X 2.56m)*

Radiator, access to loft space, Upvc double glazed window to rear aspect with River view.

### **Bedroom Three**

*8' 8" X 6' 4" (2.65m X 1.95m)*

Radiator, Upvc double glazed window to rear aspect with River view..

### **Shower Room**

*7' 1" X 5' 10" (2.17m X 1.78m)*

White suite of fully tiled shower cubicle, wash hand basin, low flush wc, full ceramic tiling to all walls, ladder towel radiator, Upvc double glazed window to front aspect, extractor fan.

### **Front Garden**

Laid to shingle with inset shrubs, path to entrance, shared drive to side.

### **Rear Garden**

Cottage style rear garden, block paved with shrub beds and borders, fully enclosed and not overlooked.

### **Garage**

*17' 4" X 8' 0" (5.29m X 2.44m)*

Brick built single garage to side with up and over door, light, eaves storage space, personal door to garden, outside tap.

### **Please Note**

EPC Rating: C Council Tax Band: 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 & 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: Driveway parking.

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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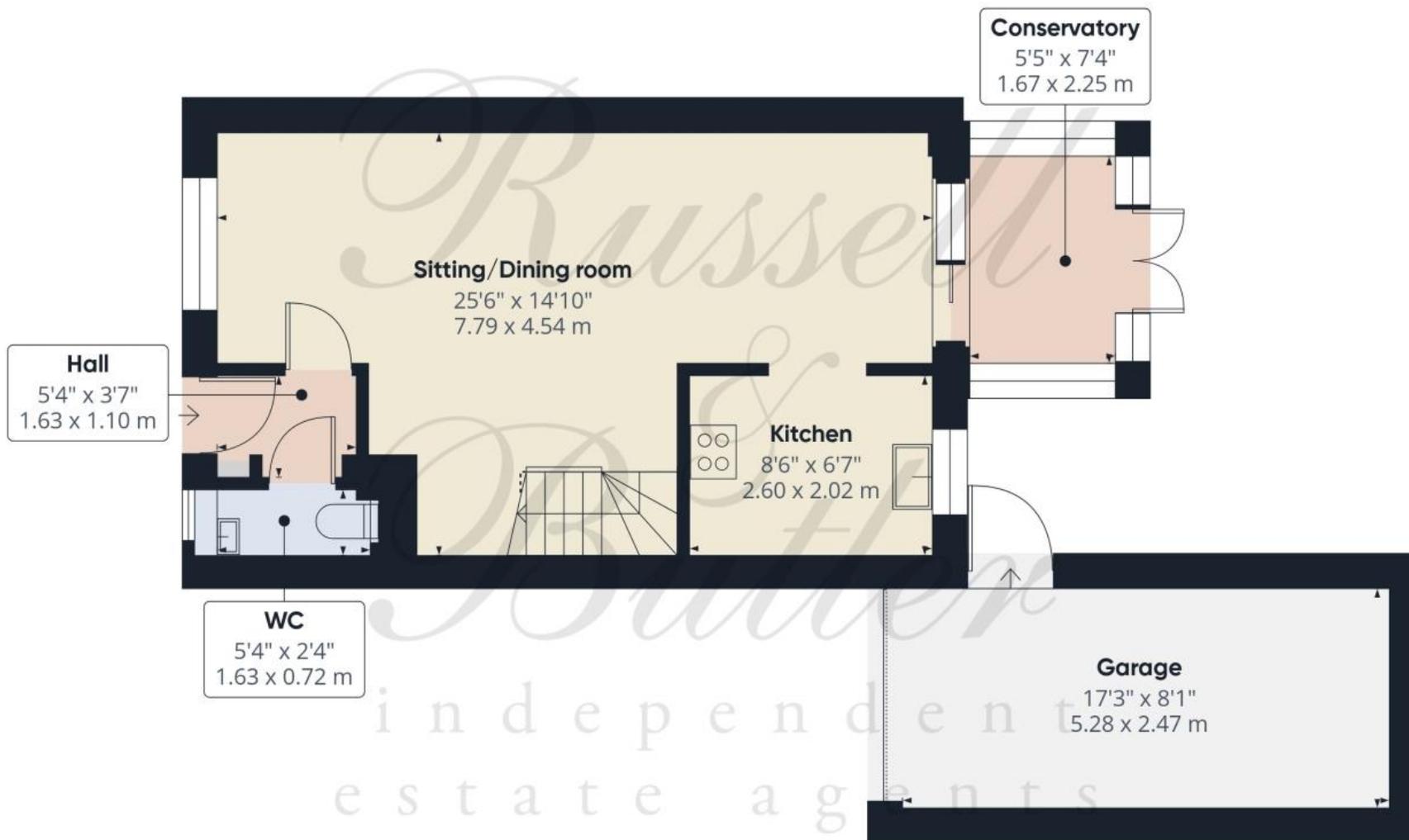
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**Approximate total area<sup>(1)</sup>**

544 ft<sup>2</sup>  
50.6 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

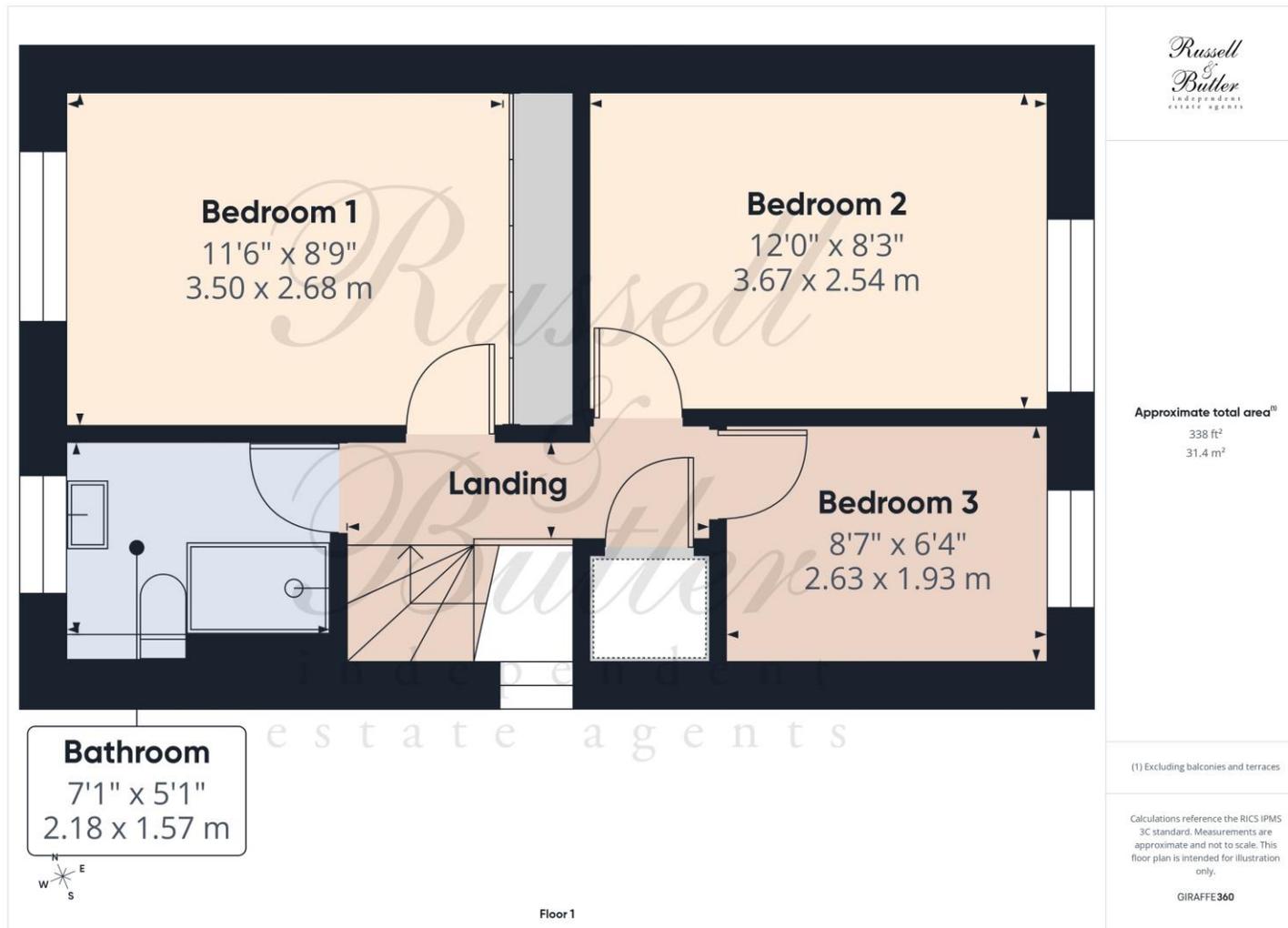
Reduced headroom

----- 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.

GIRAFFE 360





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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