

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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*Russell
&
Butler*

Riverside Mews Market Square, Buckingham, MK18 1UJ
Asking Price £289,995.00 Freehold

A two double bedroom cottage located in the town centre of Buckingham, conveniently placed for ease of walking to all the amenities and local parks. This lovely cottage benefits from off road parking, UPVC double glazing & log burner. The property boasts many character features throughout such as exposed beams & brick feature walls providing a warm and welcoming atmosphere. The accommodation comprises: Entrance hallway, downstairs cloakroom, sitting room with log burner, kitchen/diner. To the upstairs: main bedroom with built in storage, further double bedroom and main bathroom. To the outside: utility cupboard with space for washing machine, low maintenance courtyard garden. Off road parking space. EPC Rating TBC/Council tax band D. Freehold.



Entrance:

Wooden stable door to;

Entrance Hall:

UPVC double glazed window to side aspect, radiator, exposed beams, open to sitting room & kitchen.

Cloakroom:

Suite of low level W.C, corner wash hand basin, radiator.

Sitting Room:

14' 9" X 10' 10" (4.52m X 3.32m)

With many character features such as exposed beams, brick fireplace with log burner, exposed brick & stone feature walls, radiator, UPVC double glazed window to front aspect.

Kitchen:

8' 9" X 10' 11" (2.68m X 3.35m)

Fitted to comprise: inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas, integrated single electric oven, four burner gas hob, extractor hood over, space for under counter fridge & freezer, exposed beams, feature brick wall, radiator, under stair storage cupboard.

First Floor Landing:

Storage cupboard, exposed beams, skylight, access to loft space.

Bedroom One:

14' 7" X 10' 0" (4.45m X 3.07m)

Built in storage cupboard, airing cupboard housing hot water tank, radiator, skylight, UPVC double glazed window to front aspect.

Bedroom Two:

9' 8" X 9' 7" (2.96m X 2.93m)

Radiator, UPVC double glazed window to front aspect.

Bathroom:

7' 5" X 5' 9" (2.28m X 1.77m)

Suite comprising: panel bath with shower over, pedestal wash hand basin, low level W.C, ceramic tiling to all splash areas, heated towel rail, skylight.

Outside:**Utility Cupboard:**

3' 3" X 4' 1" (1.01m X 1.25m)

Power & light connected, work top, shelving, space and plumbing for washing machine.

Boiler Cupboard:

Housing gas fired boiler.

Courtyard Garden:

Laid mainly with slate shingle, part enclosed by closed panel fencing.

Please Note:

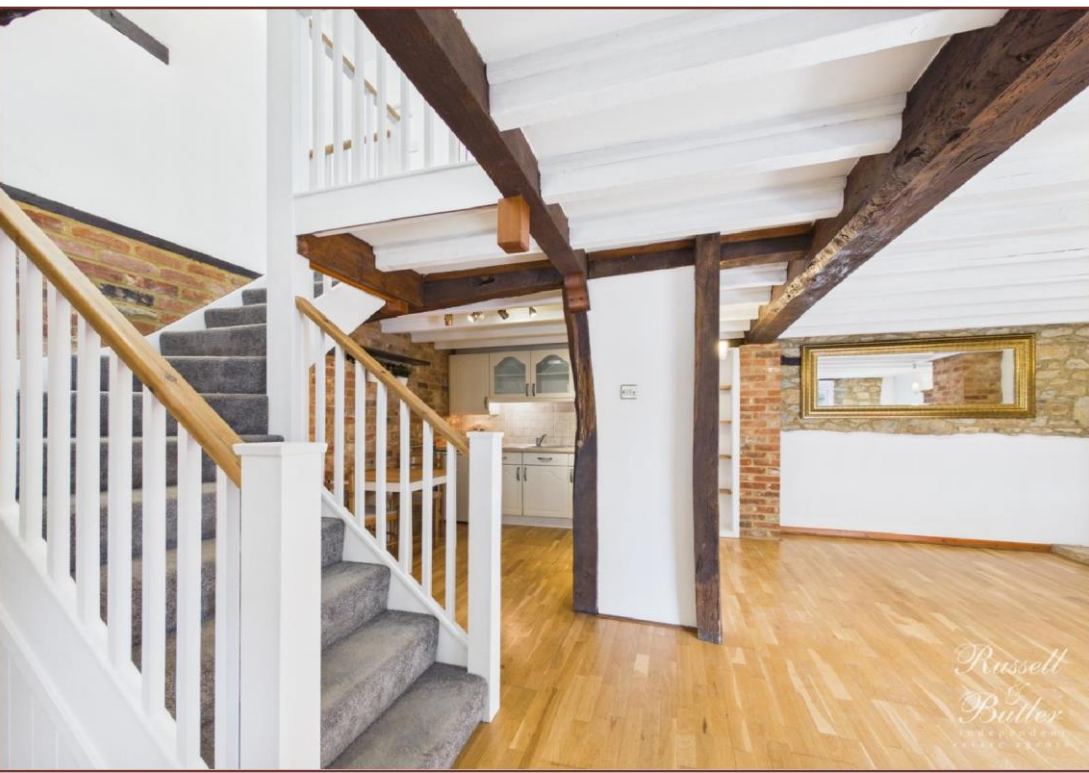
Council Tax Band D

EPC Rating: TBC

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 80Mbps download and 20Mbps 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: Off street parking space available 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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Utility Room/ Store

3'3" x 4'1"
1.01 x 1.25 m

WC

2'10" x 5'1"
0.89 x 1.57 m

Kitchen/Diner

8'9" x 10'11"
2.68 x 3.35 m

Entrance Hallway

6'5" x 14'5"
1.97 x 4.41 m

Sitting Room

10'10" x 14'9"
3.32 x 4.52 m



Floor 0

*Russell
& Butler*
independent
estate agents

Approximate total area⁽¹⁾

375 ft²
34.8 m²

Reduced headroom

1 ft²
0.1 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.

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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