



MK18 1AP
37b Chandos Road, Buckingham

Guide Price £130,000.00
Freehold

- Ground Floor Studio
- Off Road Parking
- Garage
- Freehold
- Close Proximity to Buckingham Town
- EPC Rating D



37b Chandos Road, Buckingham, MK18 1AP

Communal Entrance

Door to communal entrance hall.

Open Plan Studio

10' 8" X 12' 11" (3.27m X 3.96m)

Studio bedroom living space with radiator, wood laminate flooring, large walk-in wardrobe/storage cupboard, Upvc double glazed window to front aspect.

Kitchen

7' 4" X 7' 4" (2.26m X 2.25m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps cupboard under, a further range of wall, drawer and base units with work tops over, built in electric oven, four ring gas hob, space for tall fridge/freezer, space and plumbing for washing machine, wall mounted gas fired boiler, ceramic tiled flooring, ceramic tiling to splash areas, Upvc double glazed window to rear.



Bathroom

6' 0" X 6' 1" (1.84m X 1.86m)

White suite of panel bath with mixer taps and shower over, pedestal wash hand basin, low flush W/C, tiled flooring, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.



Garage & Parking

13' 4" X 7' 8" (4.08m X 2.36m)

Single garage with barn style doors, off road parking to the front.

Please Note

All main services are connected.

Council tax band A

EPC rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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Approximate total area⁽¹⁾
345 ft²
32.1 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.

GRAFFES60

Garage

7'9" x 13'4"
2.36 x 4.08 m

Studio/Bedroom

10'8" x 13'0"
3.27 x 3.96 m

Kitchen

7'5" x 7'4"
2.26 x 2.25 m

Wardrobe

2'11" x 4'10"
0.89 x 1.47 m

Bathroom

6'0" x 6'1"
1.84 x 1.86 m

