

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Bourtonville, Buckingham, MK18 1AZ

Asking Price £389,995.00

A spacious extended three bedroom end of terraced house offering gas to radiator central heating, double glazing, a fabulous open plan kitchen/dining/family room, triple width car parking and a west facing rear garden in excess of 100 feet. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining/family room, first floor landing, three bedrooms, bathroom, parking and garden. NO ONWARD CHAIN. Council Tax Band Band C. Energy rating C.



Entrance

Double glazed composite entrance door to:

Entrance Hall

Stairs rising to first floor, radiator, under stairs storage cupboard.

Cloakroom

Refitted to comprise white suite of wash hand basin, cupboard under, low flush wc, full ceramic tiling to all walls, Upvc double glazed window to side aspect.

Sitting Room

14' 7" X 10' 11" (4.47m X 3.35m)

Upvc double glazed window to front and side aspects, radiator.

Kitchen/Dining Room

18' 9" X 10' 5" (5.74m X 3.20m)

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, solid wood work surfaces, four ring ceramic hob with electric oven under, extractor canopy over, integrated dishwasher, plumbing for automatic washing machine, sealed unit double glazed window to side aspect, sealed unit double glazed French doors to rear garden, two large built in storage cupboards, wood flooring, open through to:

Family Room

15' 5" X 9' 6" (4.72m X 2.92m)

Half wood panelling to walls, Velux window, sealed unit double glazed window to rear aspect, sealed unit double glazed French patio doors to rear garden, wood flooring.

First Floor Landing

Access to loft space, two Upvc double glazed Windows to front and side aspects, good sized over stairs cupboard, half wood panelling to stairs and landing.

Bedroom One

14' 9" X 11' 3" (4.50m X 3.43m)

Radiator, three Upvc double glazed windows to front and side aspects.

Bedroom Two

10' 9" X 8' 5" (3.29m x 2.57m + Door recess)

Radiator, Upvc double glazed windows to side and rear aspects.

Bedroom Three

7' 10" X 6' 5" (2.40m X 1.98m)

Radiator, Upvc double glazed windows to rear aspect.

Family Bathroom

7' 10" X 5' 6" (2.40m X 1.68m)

White suite of panel bath with shower over, glazed screen, vanity wash hand basin, low flush wc, radiator, extractor fan, Upvc double glazed window to rear aspect.

Front Garden

Triple width drive with fencing on two sides, gated side access to:

Rear Garden

Large rear garden that is in excess of 100ft, laid mainly to lawn, raised borders, paved patio, fish pond, fully enclosed by timber fencing, west facing.

Timber summer house

Rear garden building available via separate negotiations, please ask for details.

Please Note

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps 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.

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

Mortgage Advice

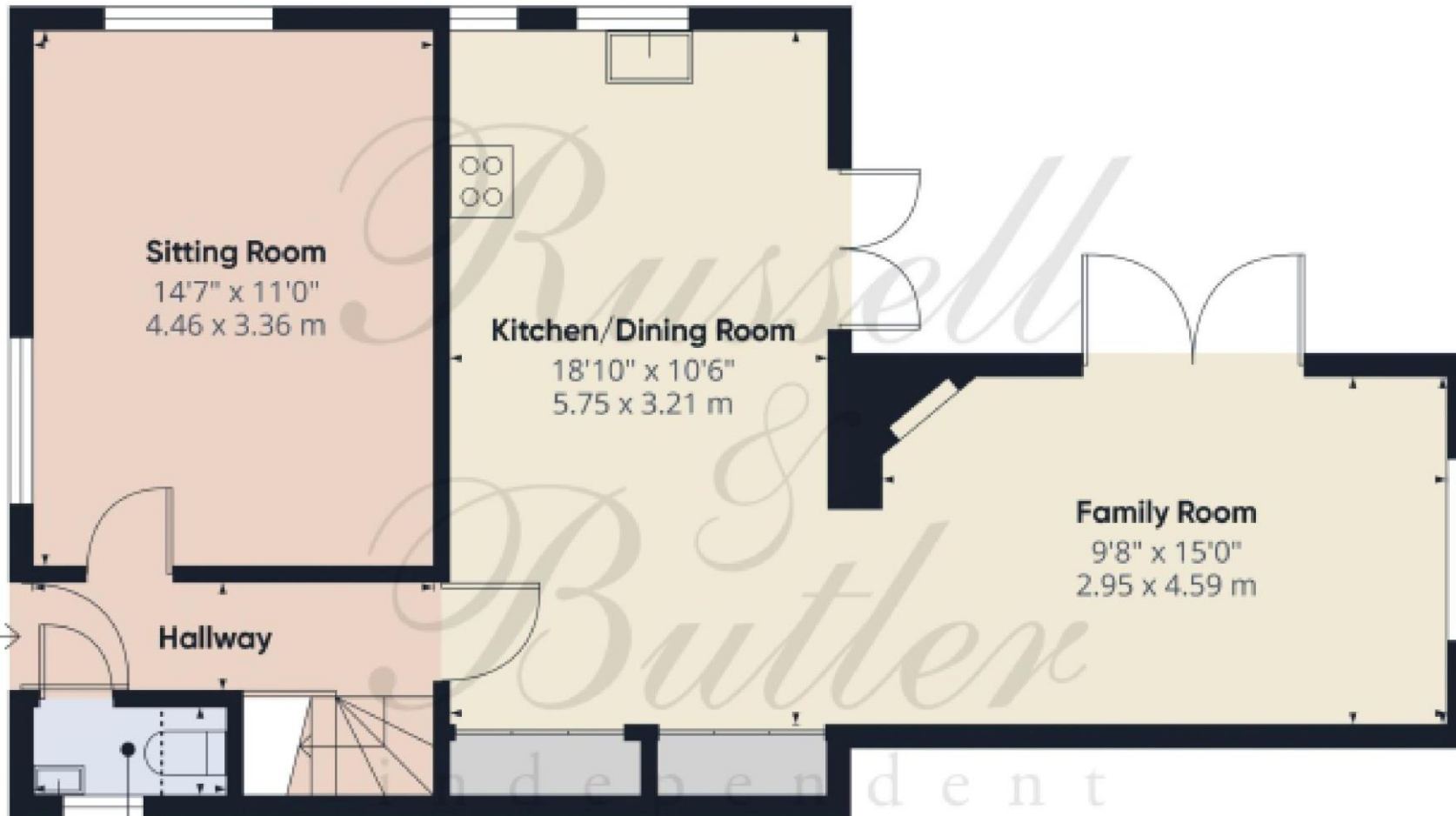
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.



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WC
2'7" x 5'6"
0.80 x 1.68 m

Approximate total area*
611 ft²
56.6 m²

Reduced headroom
4 ft²
0.4 m²

(*) 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.

GRAFFE350



Floor 0



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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