

Russell & Butler

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Treble Close, Buckingham, MK18 1WW

Asking Price £375,000.00

A three bedroom three storey end of terrace town house offered in excellent order throughout and benefiting from: Gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated appliances, master bedroom with en-suite, double width parking and low maintenance rear garden. The accommodation comprises on the ground floor: Entrance hall, cloakroom, sitting/dining room, kitchen/breakfast room. On the first floor: Landing, two double bedrooms and the family bathroom. On the second floor: Master bedroom and en-suite shower room. Outside: Double width parking space. Landscaped rear garden. Council Tax Band D. Energy rating B.



Entrance

Double glazed composite entrance door to:

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard.

Cloakroom

White suite of pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, extractor fan, radiator.

Sitting/Dining Room

15' 6" X 12' 0" (4.73m X 3.68m)

Double radiator, Upvc double glazed French patio doors to rear garden.

Kitchen/Breakfast Room

11' 2" X 8' 4" (3.42m X 2.55m)

Fitted to comprise inset single drainer stainless steel sink units, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four ring gas hob with electric oven under, extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated waste bin, "Ideal" gas fired combi boiler supplying both central heating and domestic hot water, Upvc double glazed window to front aspect, extractor fan.

First Floor Landing

Radiator, concealed stair case to second floor.

Bedroom Two

13' 5" X 11' 0" (4.09m X 3.37m)

Radiator, range of fitted wardrobes containing both wardrobe and cupboard space. Two Upvc double glazed windows to rear aspect.

Bedroom Three

9' 6" X 8' 4" (2.91m X 2.55m)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

8' 4" X 5' 6" (2.55m X 1.69m)

White suite of panel bath with shower over, glazed screen, pedestal wash hand basin, low flush wc, ladder towel radiator, ceramic half height tiling to all walls, extractor fan, inset downlighting.

Bedroom One

17' 8" X 10' 7" (5.39m X 3.23m)

Radiator, range of fitted wardrobes, Upvc double glazed window to front aspect, Velux window to rear.

En-Suite

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half height tiling to all walls, extractor fan, ladder towel radiator Velux window to rear.

Front Garden

Flower and shrub beds, double width parking space.

Rear Garden

Gated pedestrian access, landscaped low maintenance garden, fully paved with inset flower and shrub beds, fully enclosed by timber fencing.

Please Note

EPC Rating: B.

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.

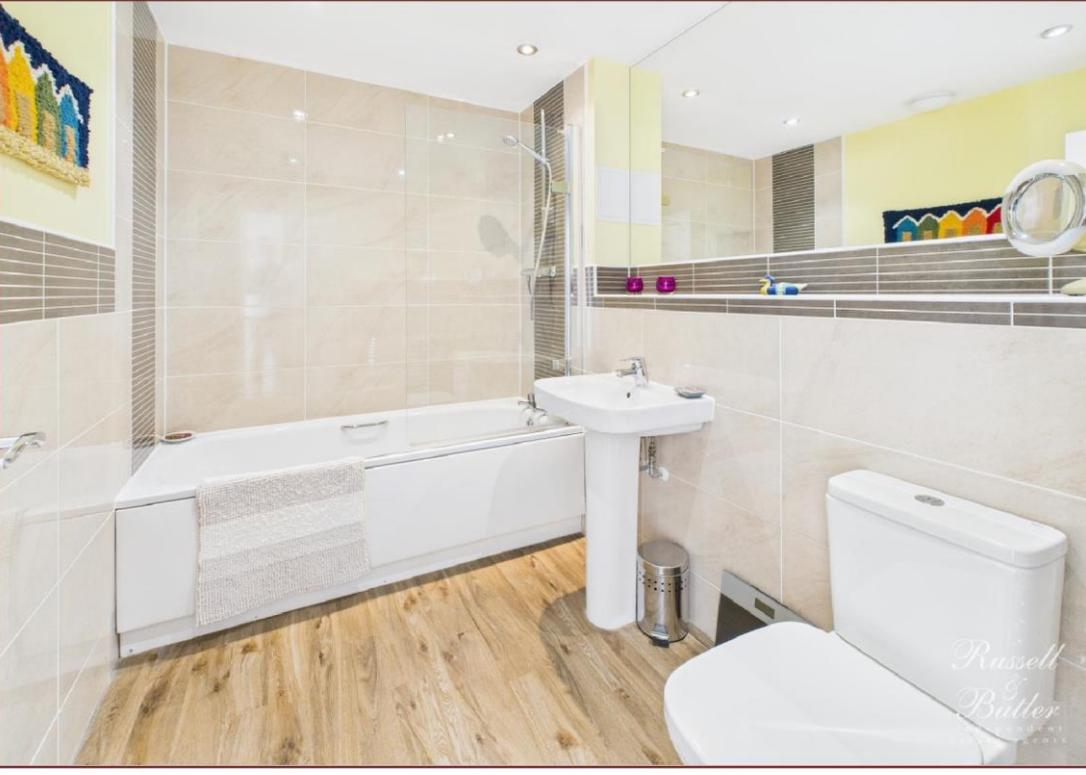
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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.

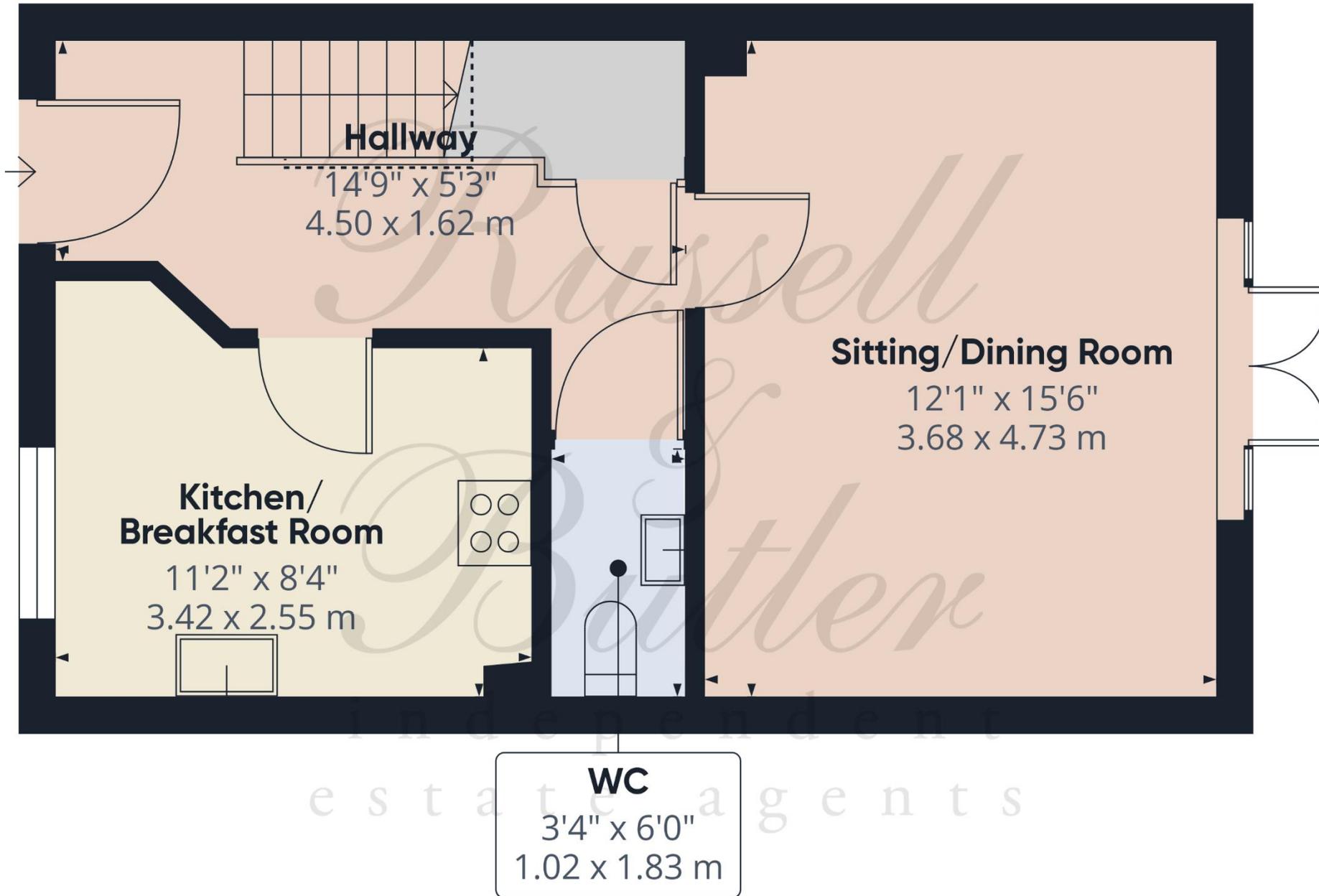
Mortgage Advice

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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Approximate total area⁽¹⁾

416 ft²

38.7 m²

Reduced headroom

12 ft²

1.1 m²

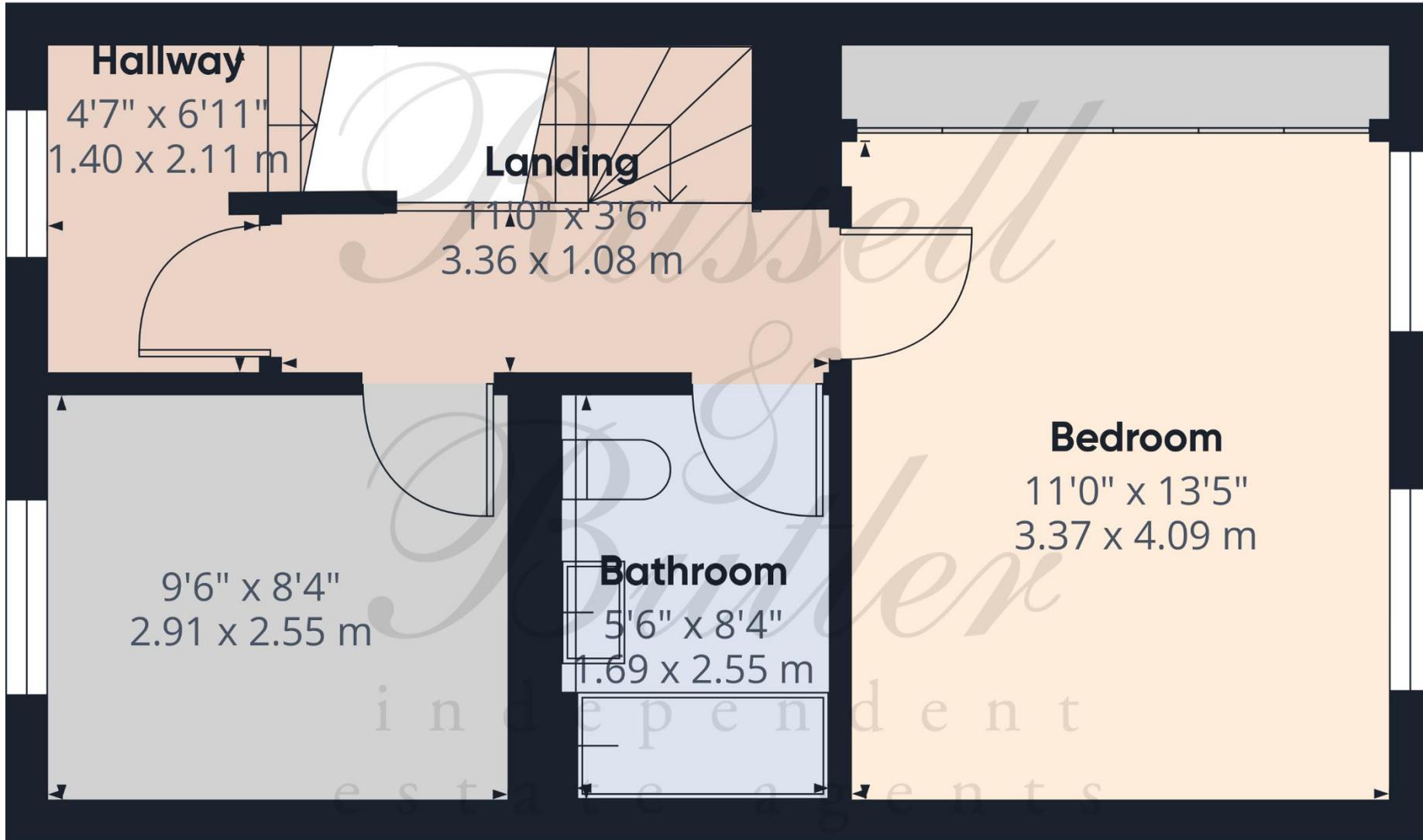
(1) Excluding balconies and terraces

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.

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Approximate total area⁽¹⁾

376 ft²

34.8 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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