

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

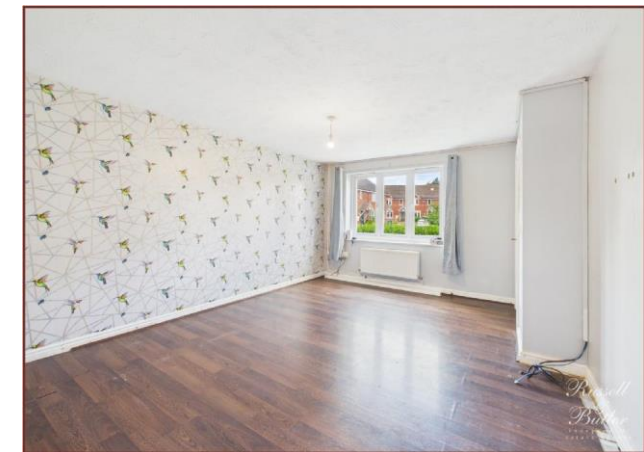
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Tuscans Close, Calvert, MK18 2FN

Asking Price £120,000 Leasehold

An excellent opportunity to purchase a 40% share of this three bedroom semi detached family home situated in a quiet cul de sac location. The property benefits from gas to radiator central heating, UPVC double glazing, enclosed south west facing rear garden and double width parking to the rear. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, rear lobby, cloakroom, first floor landing, three bedrooms and bathroom. This property offers an affordable route onto the housing ladder, with the opportunity to purchase additional shares in the future (subject to the housing association's terms and conditions). NO ONWARD CHAIN. Council Tax Band C. Energy Rating C.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Radiator, stairs rising to first floor.

Sitting Room

14' 5" X 11' 8" (4.41m X 3.57m)

Double radiator, Upvc double glazed window to front aspect, under stairs storage cupboard.

Kitchen/Diner

11' 7" X 10' 7" (3.55m X 3.23m)

Inset single drainer stainless steel sink unit with cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, plumbing for automatic washing machine, double radiator, "Ideal" gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Rear Hall

Radiator, composite double glazed door to garden.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas.

First Floor Landing

Access to loft space with light and ladder, radiator, airing cupboard housing hot water tank with linen shelving as fitted.

Bedroom One

14' 4" X 8' 3" (4.38m X 2.54m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Two

10' 11" X 7' 3" (3.34m X 2.21m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

7' 10" X 7' 2" (2.41m X 2.20m)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

6' 9" X 5' 6" (2.08m X 1.68m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash area, double radiator, Upvc double glazed window to rear aspect.

Rear Garden

In need of some cultivation, paved patio, fully enclosed by timber fencing, gated side access to double width parking.

Please Note

Council Tax Band C

EPC Rating C

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 and Ultra fast 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).

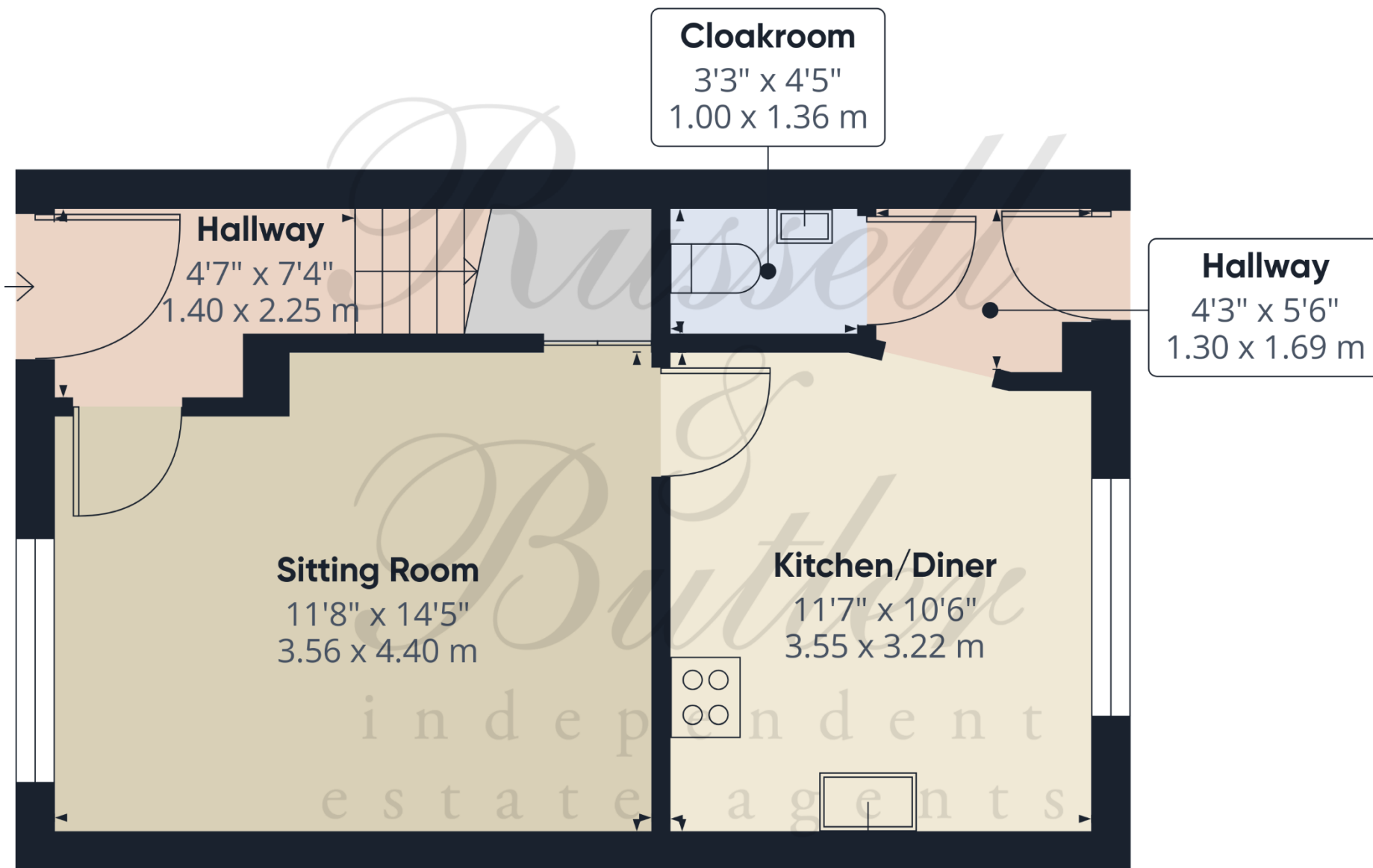
Parking: Two allocated parking spaces to the rear.

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.





Approximate total area⁽¹⁾

382 ft²

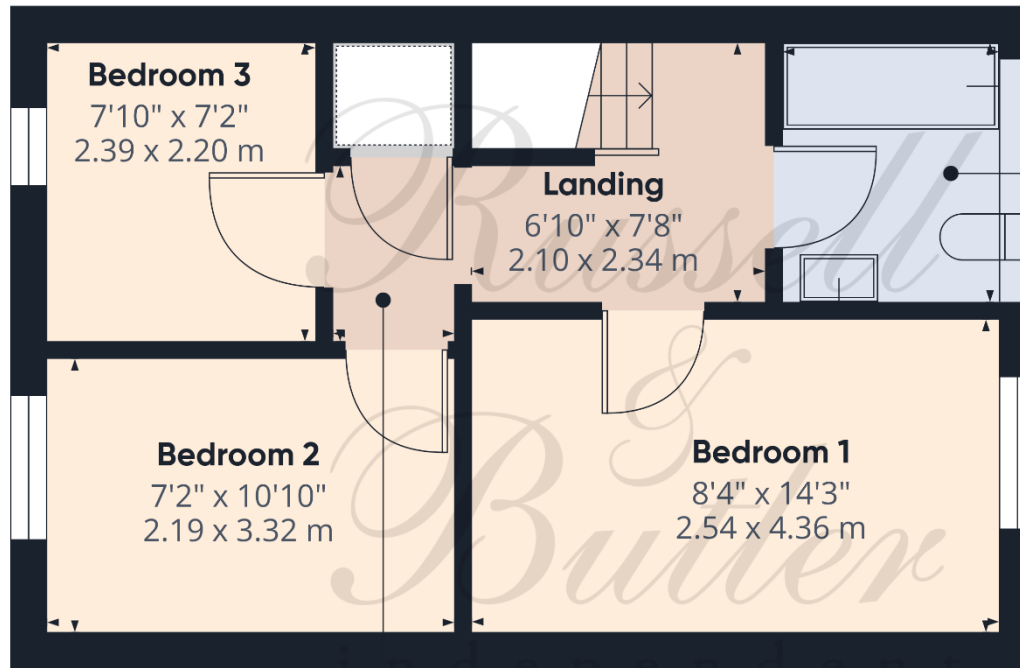
35.4 m²

(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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Bathroom
6'9" x 5'7"
2.08 x 1.71 m

Hallway
4'6" x 3'4"
1.39 x 1.04 m

Approximate total area⁽¹⁾
354 ft²
32.8 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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Floor 1

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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