

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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Well Street, Buckingham, MK18 1ES
Guide Price £240,000.00 Freehold

Situated within a short walking distance of the town centre and its excellent range of amenities, this two bedroom terraced cottage with NO UPPER CHAIN offers an ideal opportunity for first-time buyers & investors. The property benefits from two double bedrooms, a cellar, UPVC double glazing & gas central heating. The accommodation over four floors comprises; sitting room with feature fireplace, kitchen, cellar with power & light connected. To the first floor; bedroom two with feature fireplace, main bathroom, stairs rising to light & airy main bedroom with fitted wardrobes. There is a private courtyard garden to the rear with two storage sheds & rear access. EPC rating D/Council tax band C.
Freehold



Entrance:

Composite door to:

Sitting Room:

11' 6" X 11' 9" (3.51m X 3.59m)

Feature fireplace, solid wood flooring, radiator, UPVC double glazed window to front aspect.

Inner Hallway:

Providing access to the kitchen & door leading to the cellar.

Kitchen:

6' 2" X 7' 0" (1.90m X 2.15m)

Fitted to comprise inset single drainer stainless steel sink unit with mono-bloc mixer tap, cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas, free-standing gas cooker, space for under counter fridge & washing machine, vinyl flooring, radiator, UPVC double glazed window & door to rear.

Cellar:

10' 10" X 11' 4" (3.30m X 3.47m)

Feature open fireplace, power & light connected, UPVC double glazed window to rear aspect.

First Floor Landing:**Bedroom Two:**

10' 9" X 9' 3" (3.29m X 2.83m)

Feature fireplace, solid wood board feature wall, radiator, UPVC double glazed window to front aspect.

Bathroom:

6' 3" X 7' 0" (1.91m X 2.14m)

White suite of pane bath with shower over, pedestal wash hand basin, low level w.c, ceramic tiling to splash areas, radiator, laminate flooring, UPVC double glazed window to rear.

Second Floor:**Bedroom One:**

10' 9" X 15' 2" (3.30m X 4.64m)

Airing cupboard housing gas fired boiler, fitted wardrobes, radiator, dual aspect with UPVC double glazed window to both front and rear aspects.

Courtyard:

Fully enclosed with side gate access, laid with artificial turf & stone shingle seating area, two storage sheds.

Please Note:

EPC Rating: D

Council Tax Band: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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: On Street

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.

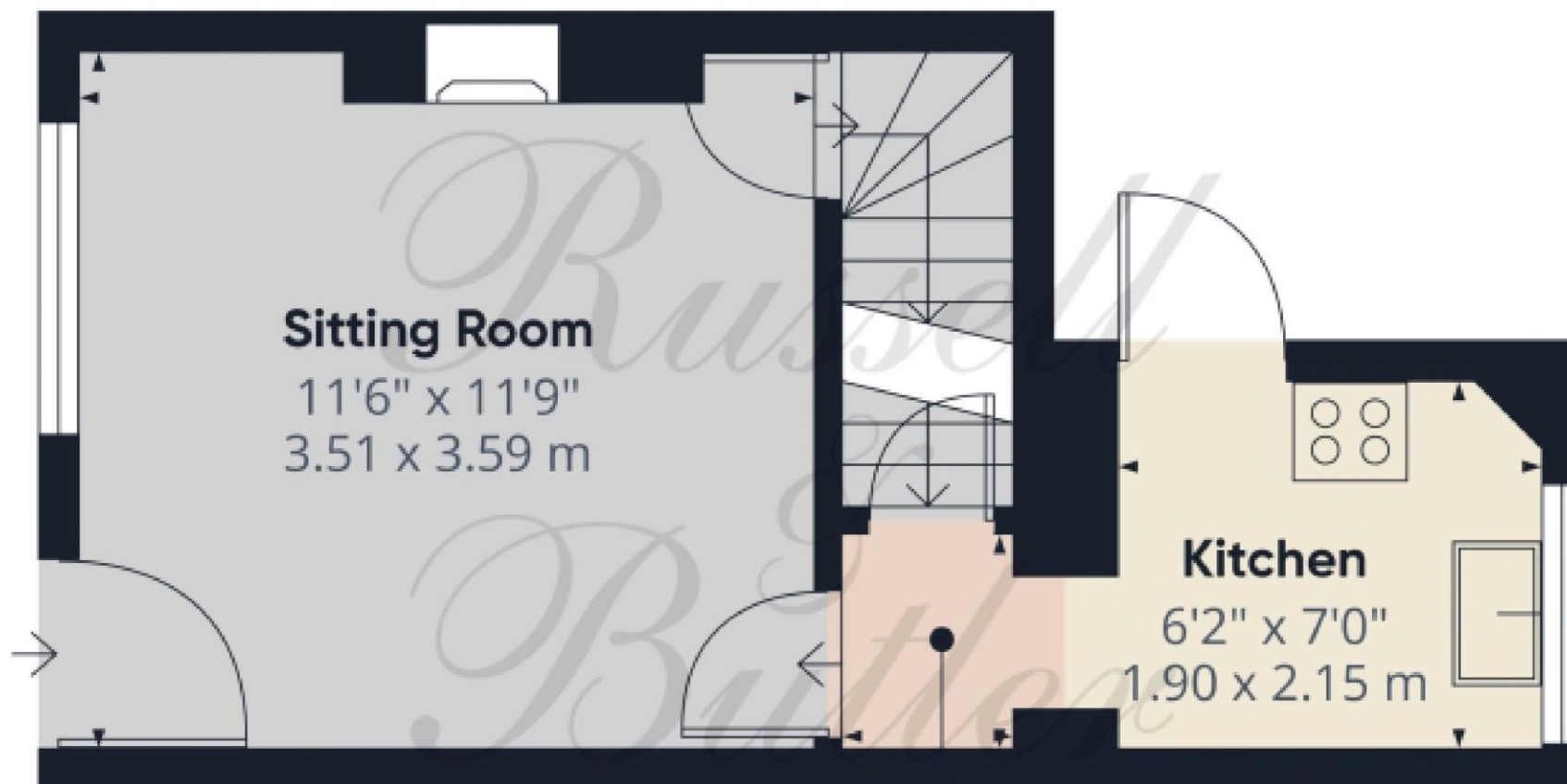
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





*Russell
& Butler*
independent
estate agents





Approximate total area⁽¹⁾

191 ft²

17.7 m²

Hallway

3'9" x 2'8"

1.16 x 0.82 m

Kitchen

6'2" x 7'0"

1.90 x 2.15 m

Sitting Room

11'6" x 11'9"

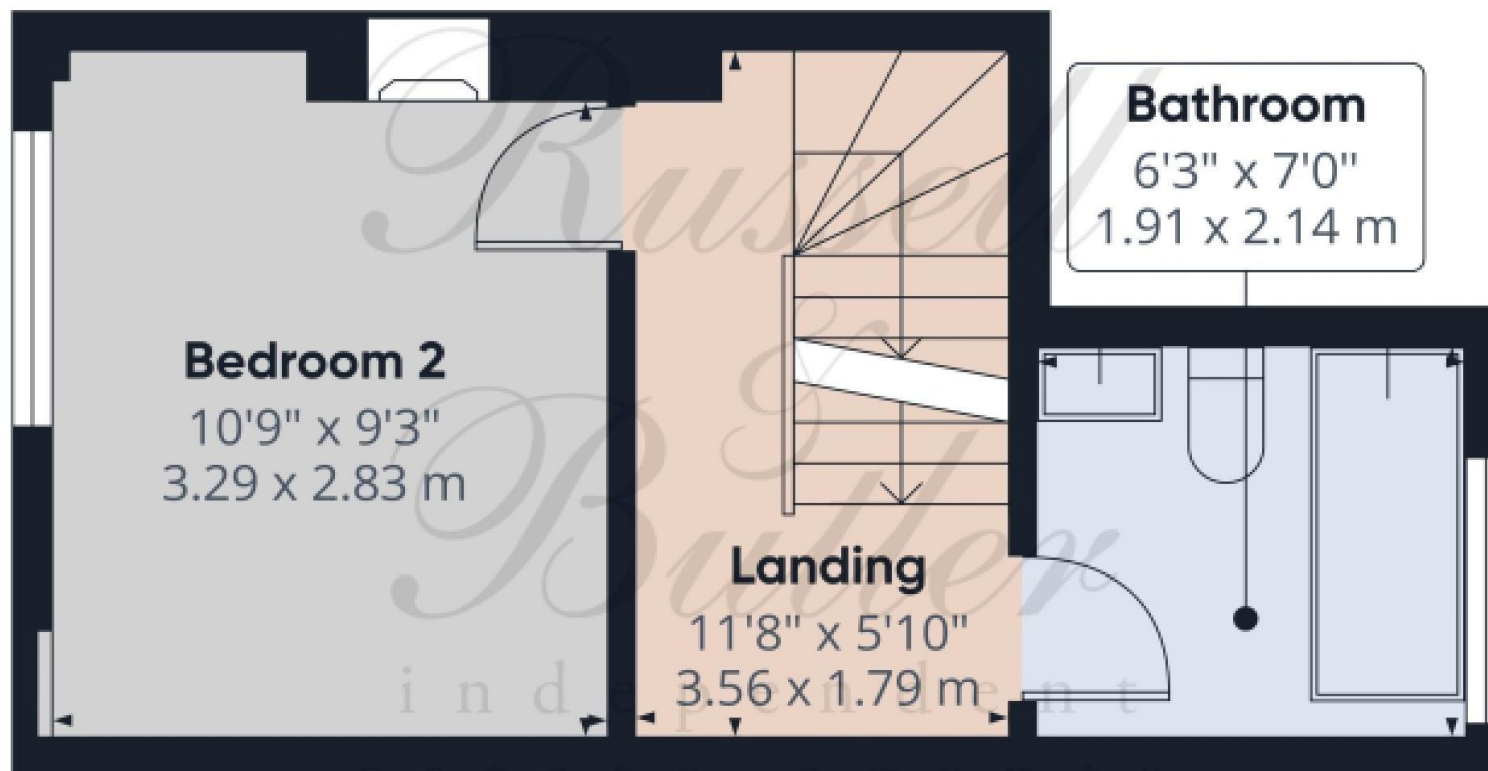
3.51 x 3.59 m

(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.

GBR/FF350





Approximate total area[®]
193 ft²
18 m²

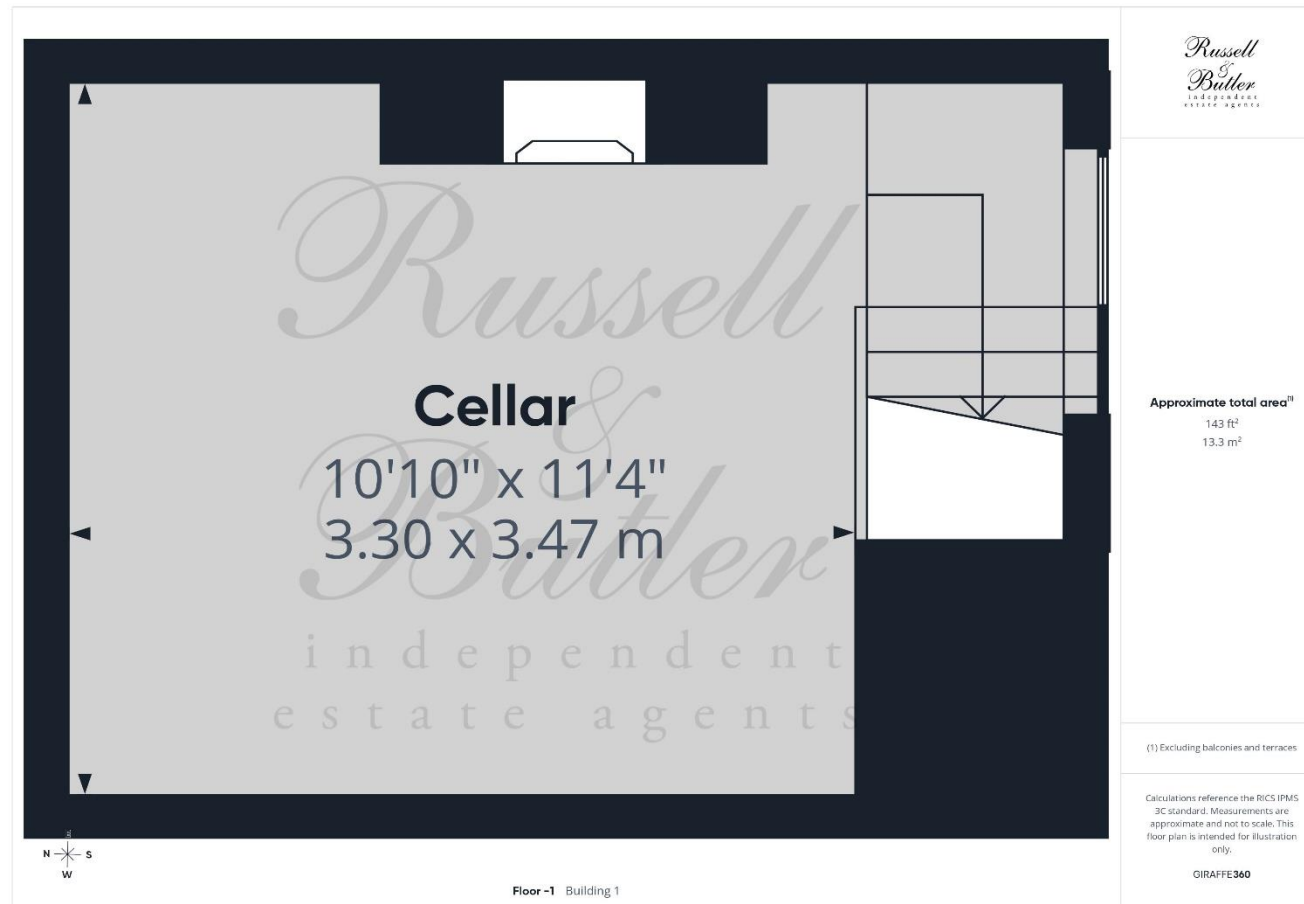
(1) Excluding balconies and terraces

Calculations reference the RICS (IPMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360







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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