

Russell & Butler

independent estate agents

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Fishers Field, Buckingham, MK18 1SF

Asking Price £365,000

Offered for sale with no onward chain, a four bedroom semi detached family home located within close walking distance to Buckingham Town and the amenities, and benefits further from being in catchment for both the Buckingham Secondary & Royal Latin Grammar Schools. The accommodation in brief; hallway, ground floor cloakroom, sitting room with doors leading out onto the west facing rear garden, separate dining room and kitchen. On the first floor, landing, bedroom one with built in wardrobe's and shower room, three further bedrooms and the family bathroom. There is a driveway to the front providing off road parking and a single garage and enclosed gardens to the rear laid mainly to lawn with shrubs and tree planting. Double glazing and gas to radiator central heating. EPC rating C. Council tax band E. No onward chain.



Entrance

Solid wood entrance door to hallway.

Entrance Hall

Two double glazed windows to front aspect, wood flooring, stairs rising to first floor, coving to ceiling, central heating thermostat.

Cloakroom

Coloured suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas, radiator, wood flooring, double glazed window to front aspect.

Sitting Room

15' 1" X 13' 9" (4.60m X 4.21m)

Double glazed window and sliding door to rear garden, wood laminate flooring, coving to ceiling, feature fireplace with fire as fitted, two wall light points, double doors to dining room.

Dining Room

9' 10" X 8' 11" (3.01m X 2.74m)

Radiator, coving to ceiling, double glazed window to rear aspect, serving hatch to kitchen.

Kitchen/Breakfast Room

9' 10" X 9' 6" (3.01m X 2.91m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, double glazed window to front aspect, space and plumbing for washing machine, space for fridge freezer, space for slimline dishwasher, gas cooker point, radiator, under counter lighting, cupboard housing Baxi gas fired boiler supplying both domestic hot water and gas to radiator central heating.

First Floor Landing

Access to loft space, coving to ceiling.

Bedroom One

11' 10" X 10' 8" (3.63m X 3.26m)

Double glazed window to front aspect, radiator, built in triple wardrobes with sliding doors.

En-Suite

Pedestal wash hand basin, single shower cubicle double glazed window to front aspect.

Bedroom Two

10' 8" X 9' 10" (3.26m X 3.01m)

Double glazed window to front aspect, radiator, airing cupboard housing hot water tank, built in double width wardrobe with sliding doors.

Bedroom Three

7' 11" X 7' 10" (2.43m X 2.39m)

Double glazed window to rear aspect, radiator.

Bedroom Four

7' 10" X 7' 7" (2.39m X 2.32m)

Double glazed window to rear aspect, radiator.

Family Bathroom

8' 0" X 4' 5" (2.46m X 1.36m)

White suite of panel bath with traditional mixer taps, low level wc, wash hand basin with storage under, full height ceramic tiling to walls, radiator, double glazed window to rear aspect.

Front Aspect

Driveway leading to single garage, shingle area to front on both sides, outside tap.

Rear Garden

Fully enclosed West facing rear garden with patio, laid mainly to lawn, established trees, personal door to garage.

Garage

Up and over door, power and light connected, eaves storage space.

Please Note

EPC Rating: C.

Council Tax Band: E.

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 1800Mbps download and 100Mbps 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: Garage & 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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Approximate total area⁽¹⁾
598 ft²
55.6 m²

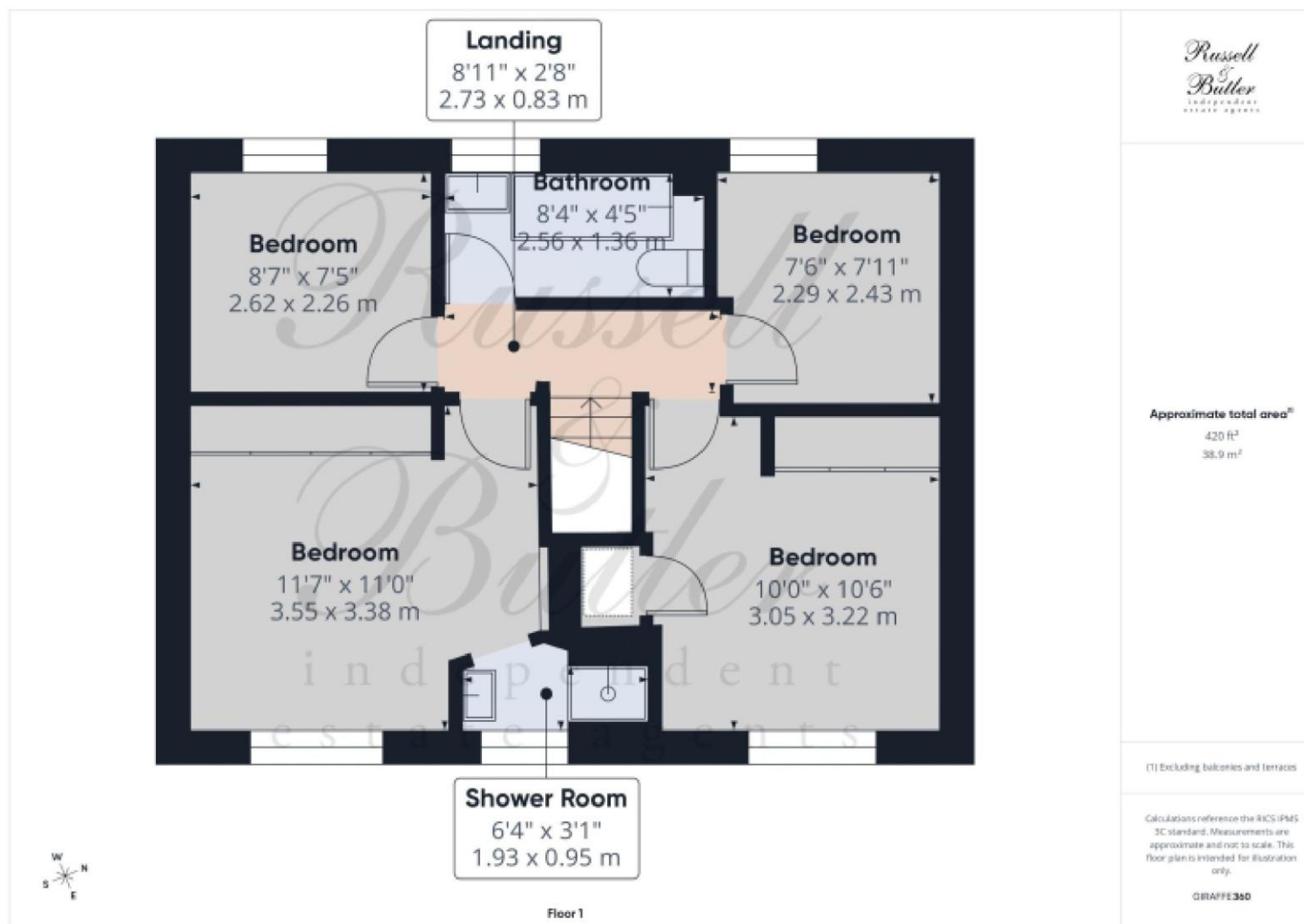
(1) Excluding balconies and terraces

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

GRAPPE350



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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