

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
t: 01280 815999 e: sales@russellandbutler.com



Downer Close, Buckingham, MK18 7DD
Asking Price £200,000.00 Freehold

A one double bedroom cluster home, conveniently situated on the popular Linden Village development in Buckingham within walking distance to the town centre and the local amenities. The property benefits from being sold with NO UPPER CHAIN, gas central heating & double glazing.

The property further benefits from being on a corner plot with a larger than average sized garden & single garage. The property briefly comprises entrance hall, lounge/dining room with French doors leading onto the rear garden, kitchen with single electric oven and four ring gas hob, under counter fridge with freezer box, space and plumbing for washing machine, double bedroom, white bathroom suite with shower over bath. EPC rating D/Council tax band B.



Entrance:
Storm porch covering entrance door to:

Lounge/Diner:
15' 10" X 14' 6" (4.84m X 4.43m)
Storage cupboard, radiator, double glazed French doors leading to rear garden, stairs rising to first floor.

Kitchen:
6' 3" X 6' 10" (1.92m X 2.09m)
Fitted to comprise: single drainer stainless steel sink unit with cupboard under, further range of base and eye levels units, ceramic tiling to all splash areas, single electric oven, four ring gas hob, extractor fan over, space for under counter fridge with freezer box, space and plumbing for washing machine, double glazed window to rear aspect.

First Floor Landing:
With access to loft space, storage cupboard & airing cupboard.

Bedroom:
13' 4" X 12' 3" (4.07m X 3.74m)
Open plan to landing, large storage cupboard with hanging rail and shelving, radiator, double glazed window to rear aspect.

Bathroom:
6' 4" X 6' 4" (1.95m X 1.95m)
White suite of panel bath with shower over, low level W.C. wash hand basin with cupboard under, ceramic tiling to all splash areas, double glazed window to rear aspect.

Outside:
Front Garden:
Mainly laid to lawn, path leading to front door, storage cupboard located to the right of the front door.

Rear Garden:
Large corner plot rear garden laid mainly to lawn with paved patio, full enclosed with side gate access.

Garage:
Detached single stand alone garage with up & over door, situated within the cul-de-sac.

Please Note:
EPC Rating: D.
Council Tax Band: B.
Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

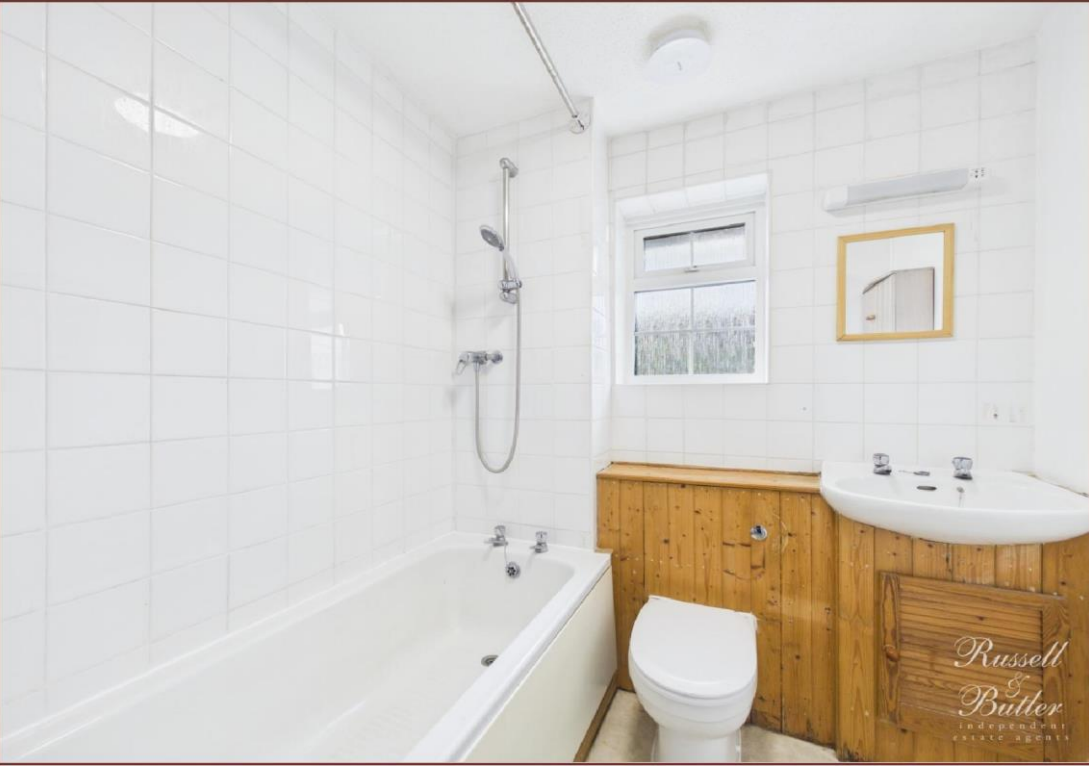
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

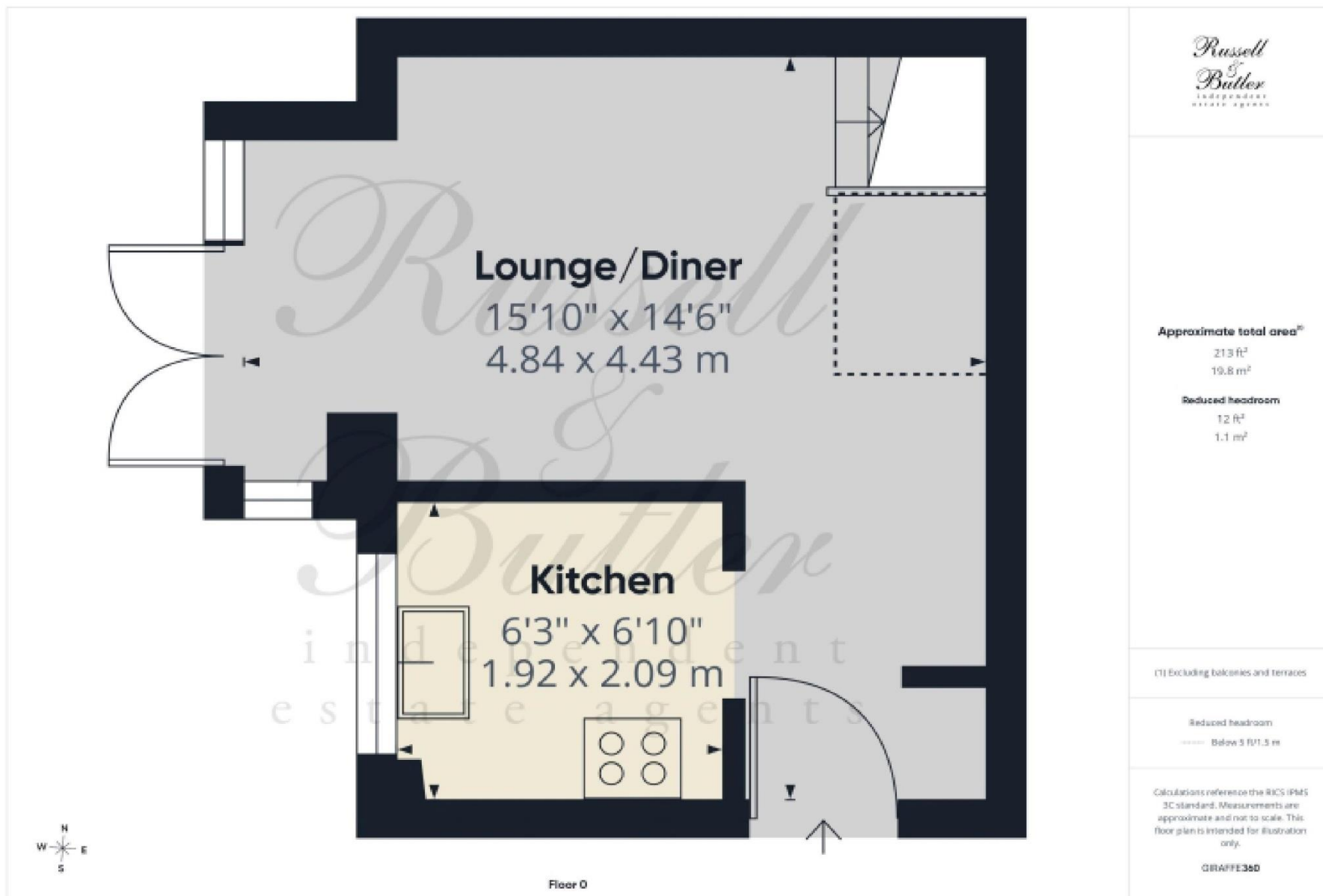
Mortgage Advice:
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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

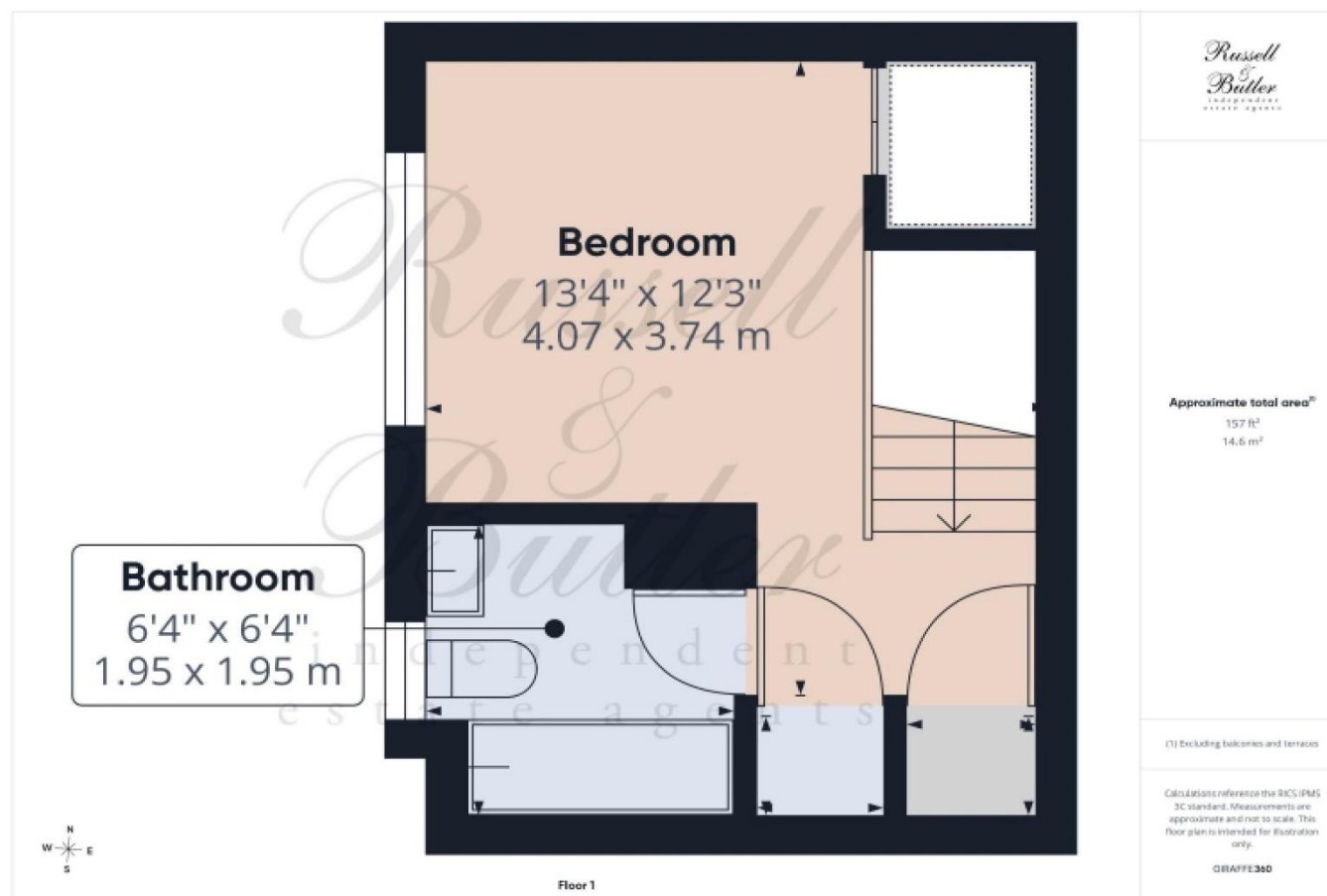
Score	Energy rating	Current	Potential
92+	A	67 D	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











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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