

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

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Manor Park, Maids Moreton, MK18 1RB

Guide Price £342,500.00 Freehold

For sale with no upper chain, a spacious extended three bedroom semi detached family home, situated in this sought after village location and benefiting from gas to radiator central heating, UPVC double glazing, garage, carport and driveway. The accommodation of the property fully comprises: Entrance porch, entrance hall, sitting room open through to the family room, dining room, kitchen with utility area, first floor landing, bedroom one with built in storage, bedroom two, bedroom three with built in storage and family bathroom. To the outside there is a garage, carport and gardens to both the front and rear. NO ONWARD CHAIN. Energy rating D. Council tax band D. Freehold.



Entrance

Door to;

Entrance Porch

Door to;

Inner Hall

Stairs rising to first floor, radiator, door to;

Sitting Room

14' 1" X 11' 7" (4.31m max, 3.41m min x 3.55m max)

Upvc double glazed window to front aspect, radiator, under stairs storage, feature fire with surround, open through to:

Family Room

10' 4" X 8' 11" (3.17m X 2.74m)

Radiator, open through to;

Dining Area

8' 8" X 8' 1" (2.66m X 2.47m)

Sliding door to rear garden, open through to;

Kitchen with Utility Area

19' 7" X 8' 1" (5.99m max x 2.47m max)

Fitted to comprise inset one and a quarter sink unit with mixer tap, cupboard under, a range of base, drawer & eye level units, ceramic tiling to splash areas, breakfast bar, pantry cupboard, integrated oven & grill, four ring hob with extractor fan over, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, UPVC double glazed window to rear aspect, door to side aspect, downlighters, radiator.

First Floor Landing

Cupboard housing 'Worcester boiler', Upvc double glazed window to side aspect.

Bedroom One

10' 1" X 9' 4" (3.08m x 2.86m to front of wardrobe)

Built in wardrobes, Upvc double glazed window to front aspect, radiator.

Bedroom Two

9' 11" X 9' 0" (3.03m x 2.75m max 2.48m min plus door recess)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

8' 0" X 7' 2" (2.46m to rear of storage, 1.68m min x 2.19m)

Built in bed with storage, radiator, Upvc double glazed window to front aspect.

Family Bathroom

Suite of panel bath with shower attachment, pedestal wash hand basin with mixer tap, low level W.C, heated towel rail, UPVC window to rear aspect, full height tiling.

Outside

Front Aspect

Front garden laid to lawn, driveway to front with gates leading to;

Car Port

Covered area, outside lights, access to;

Single Garage*18' 0" X 8' 3" (5.50m X 2.53m)*

5.50m max x 2.53m

Up and over door.

Rear Garden

Patio and gravelled garden, outside tap, gated side access.

Please Note

EPC Rating: D.

Council Tax Band: D.

Construction type: Steel framed construction.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps 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

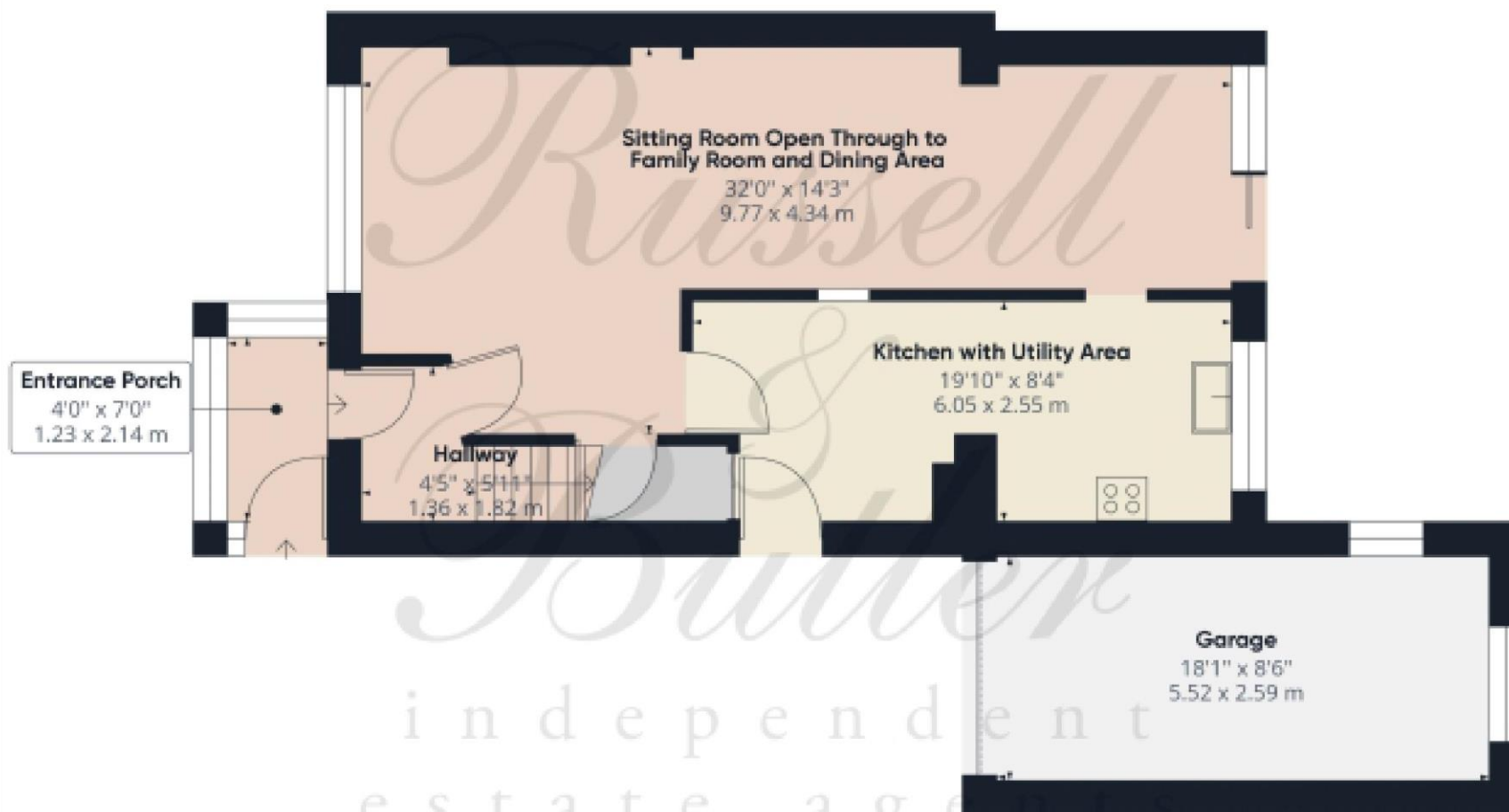
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
& Butler*
independent
estate agents





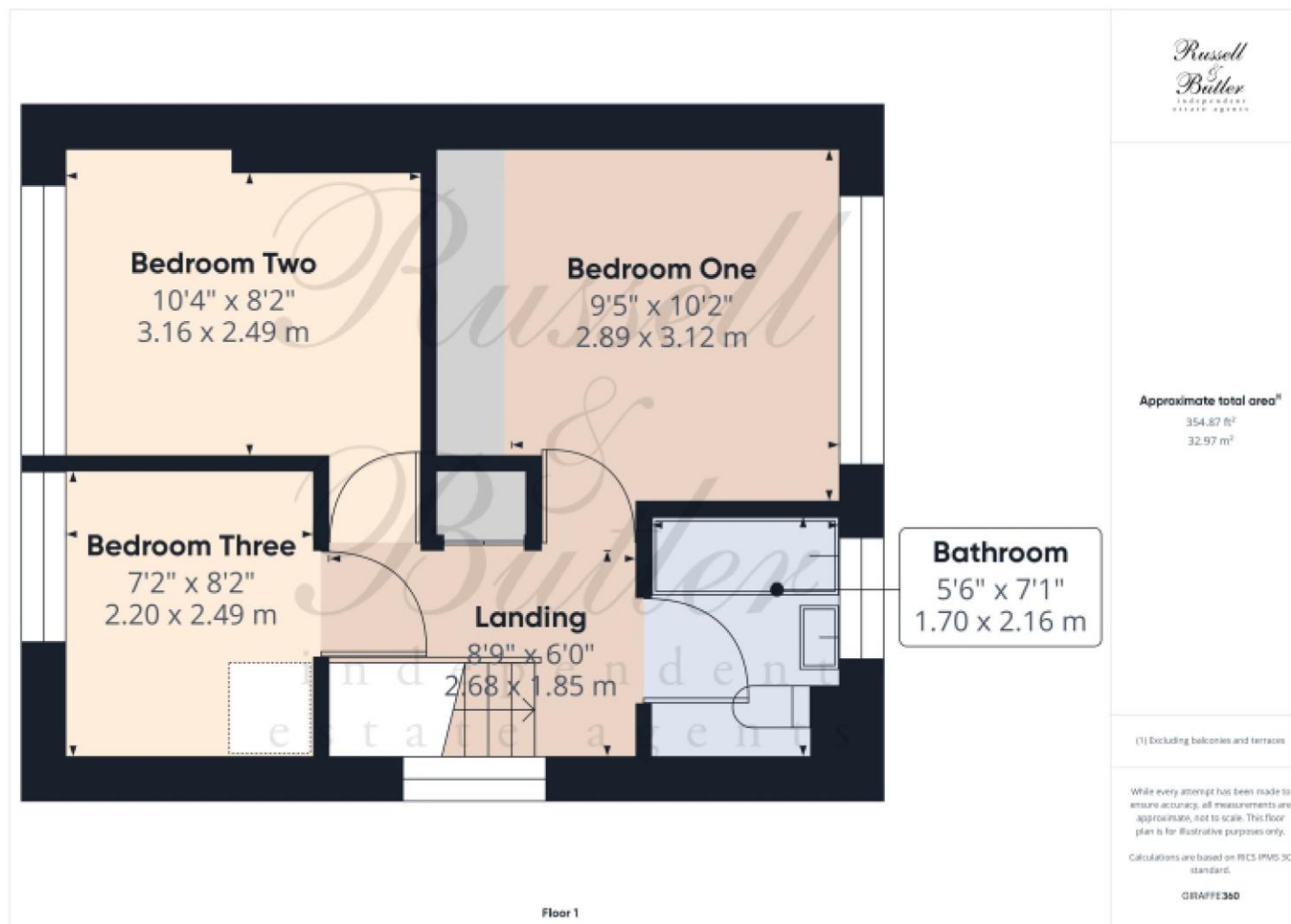
Approximate total area⁽¹⁾
728.08 ft²
67.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



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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