

*Russell & Butler*

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# Waynflete Avenue, Brackley, NN13 6AG

## Asking Price £315,000

A fabulous three bedroom semi detached house, offered in excellent order throughout and with the advantages of: Gas to radiator central heating, upvc double glazing, ground floor cloak/shower room, lovely re-fitted family bathroom, driveway and some very useful outbuildings. The accommodation comprises: Entrance hall, cloak/shower room, sitting/dining room, kitchen, side porch, storage room, first floor landing, three bedrooms, family bathroom, driveway, open storage area and gardens to front and rear. Council Tax Band B. Energy Rating C.



## Entrance

Double composite entrance door to:

## Entrance Hall

Stairs rising to first floor, double radiator.

## Cloak/Shower Room

*8' 3" X 4' 5" (2.54m X 1.35m)*

White suite fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazed window to side aspect, inset downlighting, extractor fan, ceramic tiled floor.

## Sitting Room

*20' 2" X 10' 2" (6.16m X 3.10m)*

Double radiator, radiator, ornamental fireplace, recess with shelving, two Upvc double glazed windows to front and rear aspects.

## Kitchen

*9' 1" X 9' 1" (2.78m X 2.78m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, ceramic tiling to splash areas, electric cooker point, plumbing for automatic washing machine, "Worcester" gas fired boiler supplying both central heating and domestic hot water, radiator, Upvc double glazed window to rear aspect, Upvc double glazed window to side porch.

## Side Porch Storage

*6' 9" X 4' 10" (2.08m X 1.48m)*

Upvc double glazed doors to front and rear, storage cupboard, Upvc double glazed window to front aspect, power and light connected.

## First Floor Landing

Access to loft space, Upvc double glazed window to side aspect.

## Bedroom One

*10' 9" X 10' 2" (3.28m X 3.10m)*

Radiator, Upvc double glazed window to rear aspect.

## Bedroom Two

*10' 2" X 8' 8" (3.10m X 2.66m)*

Radiator, Upvc double glazed window to rear aspect.

## Bedroom Three

*9' 2" X 7' 2" (2.81m X 2.20m)*

Radiator, Upvc double glazed window to front aspect.

## Family Bathroom

*6' 11" X 5' 6" (2.11m X 1.72m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, two upvc double glazed windows to side aspect.

## Front Garden

Good sized front garden, laid in two parts to lawn accessed via a double width wooden gates, flower and shrub beds, concrete driveway enclosed by picket fencing and gates.

## Rear Garden

Laid to shingle with two patio areas, fully enclosed by timber fencing.

## Open storage area

Light connected, Upvc double glazed doors to side porch.

## Storage Shed

*12' 1" X 7' 11" (3.70m X 2.43m)*

Power and light connected.

## Please Note

EPC Rating: C Council Tax Band: 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.

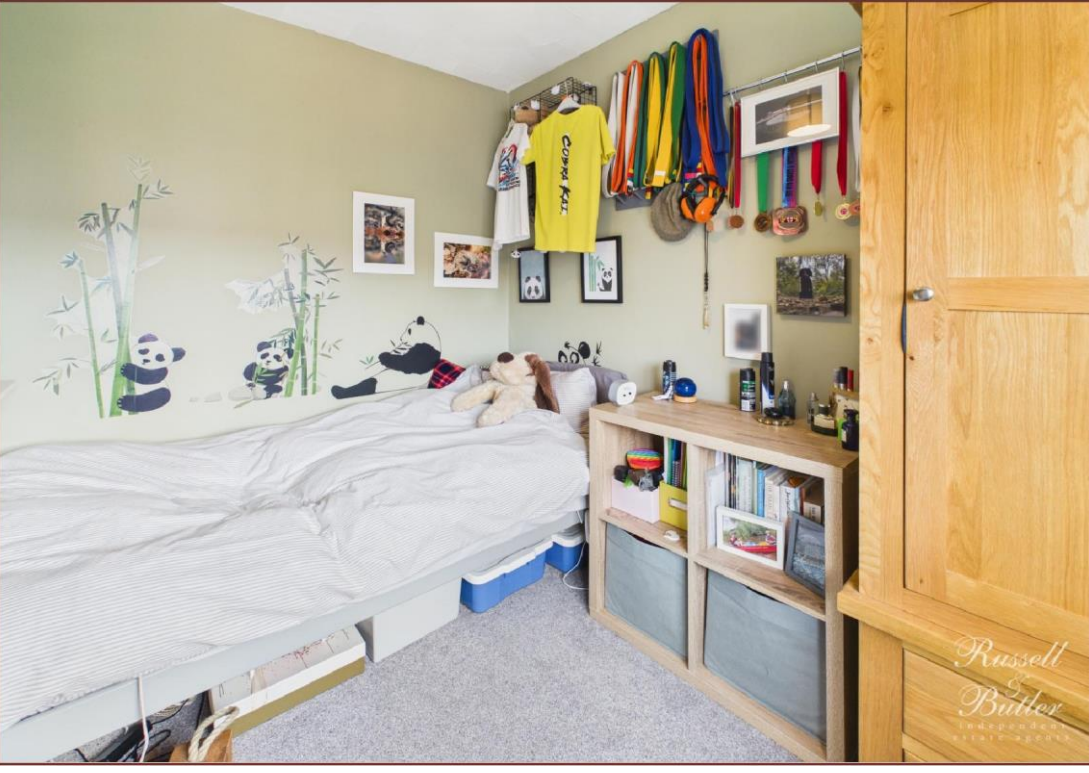
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

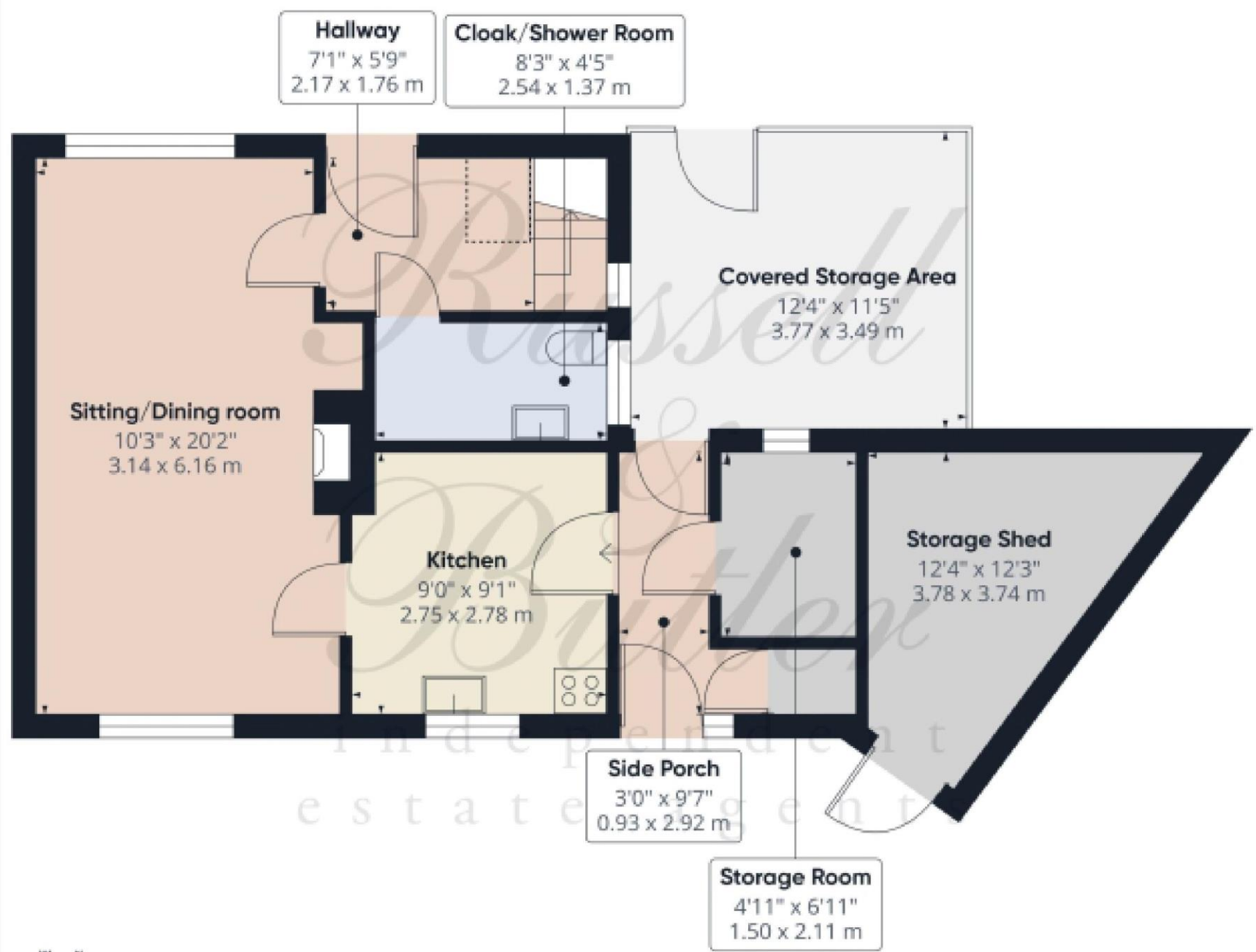
## Mortgage Advice

If you require a mortgage we would 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 Clare on 01280 815999 or 07772 159555.









<b>Approximate total area<sup>(1)</sup></b>
574 ft <sup>2</sup>
53.3 m <sup>2</sup>
<b>Balconies and terraces</b>
141 ft <sup>2</sup>
13.1 m <sup>2</sup>
<b>Reduced headroom</b>
6 ft <sup>2</sup>
0.6 m <sup>2</sup>

(1) Excluding balconies and terraces

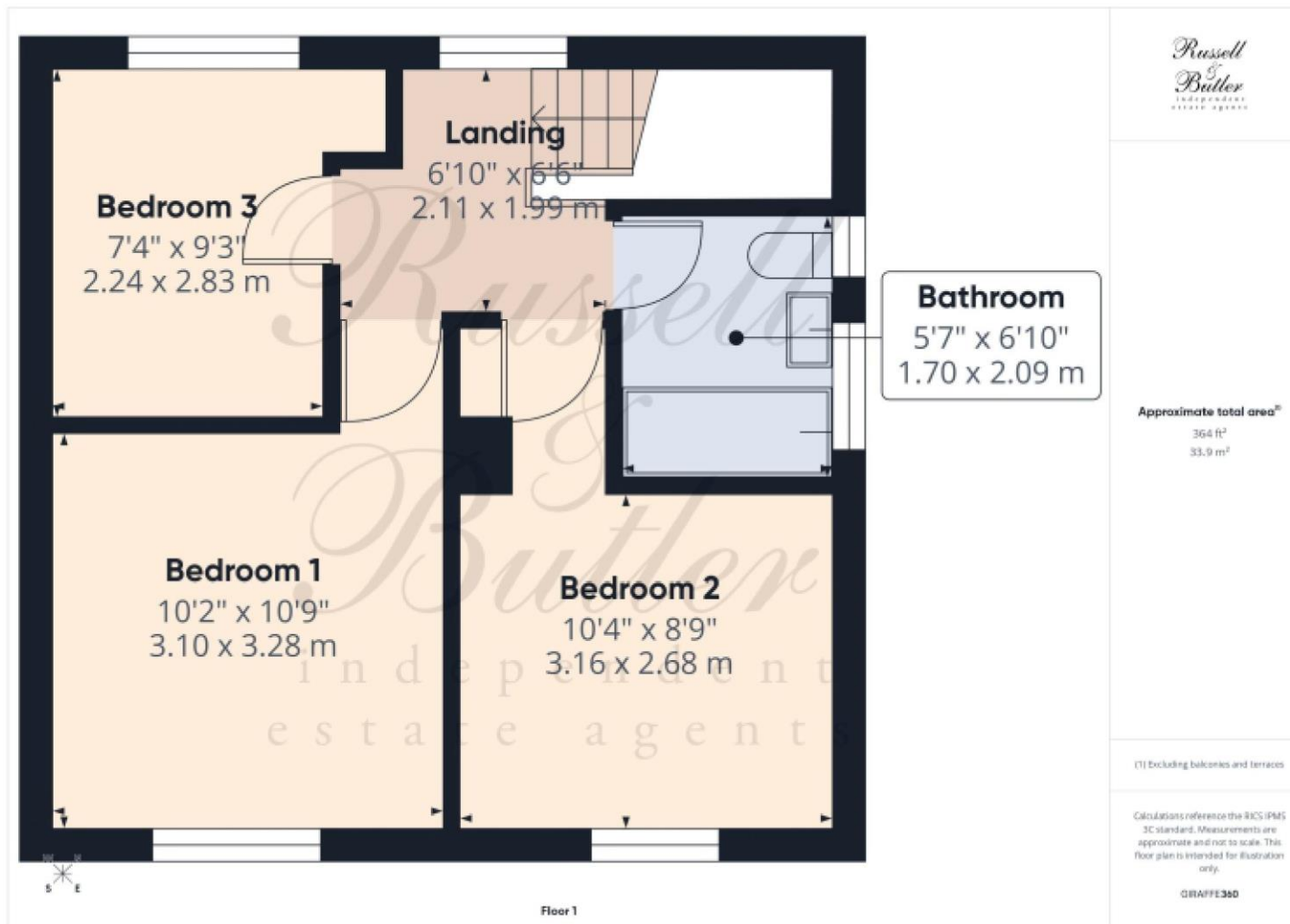
Reduced headroom  
 ----- Below 5 ft/1.5 m

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

GRAFFE350



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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