

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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Constance Street, Buckingham, MK18 7RH

Asking Price £325,000

A three bedroom end of terraced house situated at the end of a cul de sac with tandem parking space. The property has been recently redecorated and has the advantages of a brand new fitted kitchen with integrated appliances, new carpeting where fitted, UPVC double glazing, gas to radiator central heating and an en-suite shower room. The accommodation comprises: Entrance hall, cloakroom, sitting/dining room, kitchen, first floor landing, bedroom one with en-suite shower room, two further bedroom, family bathroom, parking for two and a rear garden. NO ONWARD CHAIN. Council Tax Band C. Energy rating C.



Entrance

Composite entrance door to:

Entrance Hall

Radiator, built in storage cupboard, stairs rising to first floor, central heating thermostat.

Cloakroom

White suite of pedestal wash hand basin, ceramic tiling to splash areas, low flush wc, radiator, ceramic tiled floor, extractor fan.

Sitting/Dining Room

15' 1" X 14' 6" (4.6m x 4.44m Max)

L-shaped.

Two radiators, under stairs storage cupboard, Upvc double glazed French patio doors to rear garden.

Kitchen

12' 1" X 7' 6" (3.70m X 2.29m)

Re-fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring gas hob with concealed extractor fan over, split level electric oven and grill, integrated fridge freezer, integrated washing machine, integrated dishwasher, ceramic tiled floor, Upvc double glazed window to front aspect, cupboard housing "Ideal" gas fired combi boiler supplying both domestic hot water and radiator central heating.

First Floor Landing

Radiator, access to loft space with boarding, light and ladder.

Bedroom One

11' 11" X 8' 5" (3.64m + Door recess x 2.58m)

Radiator, Upvc double glazed window to rear aspect.

En-Suite

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to walls, ceramic tiled floor, radiator, extractor fan.

Bedroom Two

10' 2" X 8' 5" (3.10m X 2.58m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

8' 10" X 6' 3" (2.70m X 1.91m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half tiling to walls, ceramic tiled floor, double radiator, extractor fan, Upvc double glazed window to front aspect.

Front Aspect

Two tandem car parking spaces, gated side access to:

Rear Garden

Laid to lawn, paved patio, path to timber storage shed, fully enclosed by timber fencing.

Please Note

EPC Rating: C

Council Tax Band: C

Maintenance charge: £187.84 per annum

Boiler last serviced September 2025.

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: Two tandem car parking spaces,

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

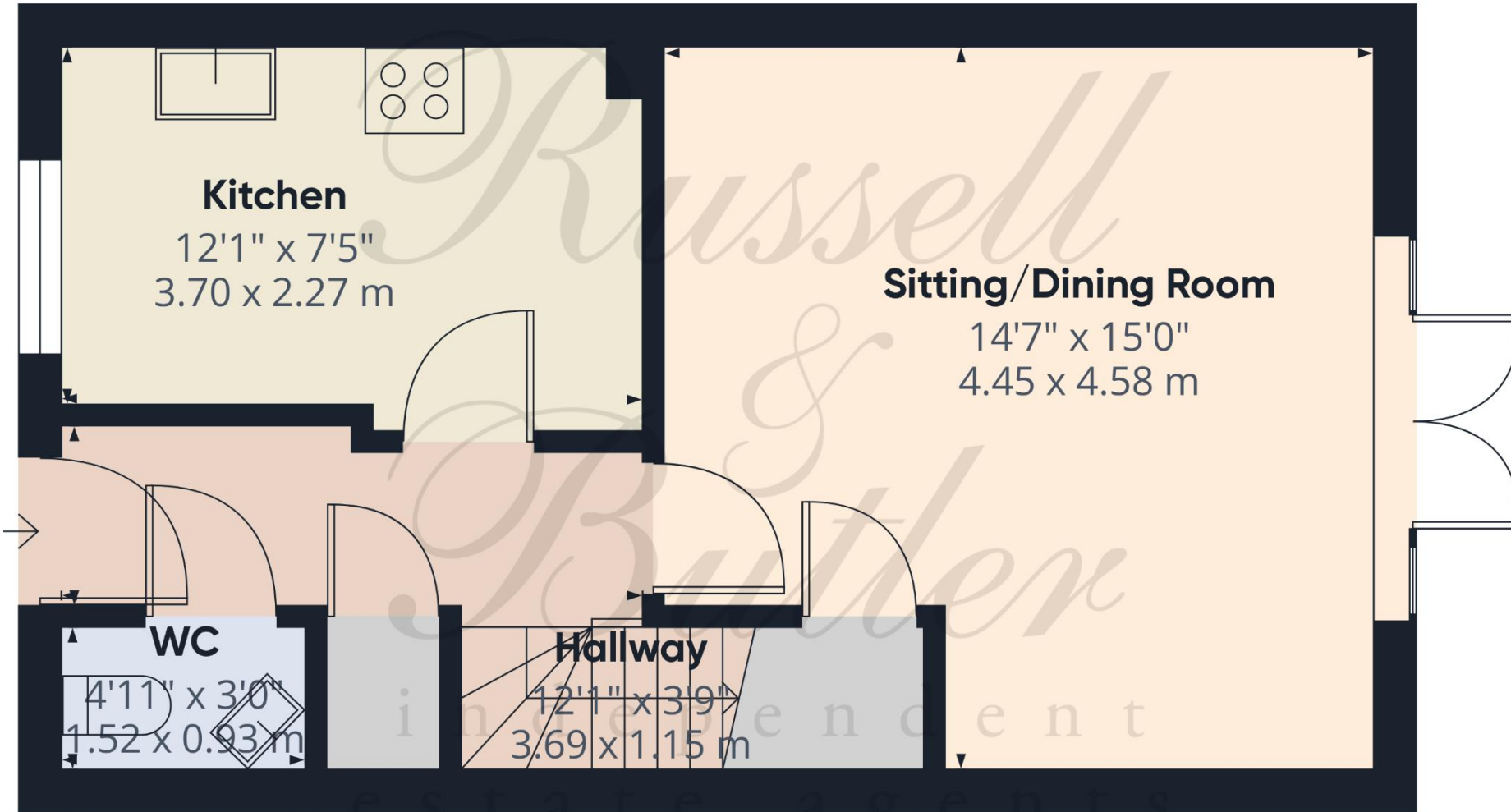
Mortgage Advice

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⁾

400 ft²

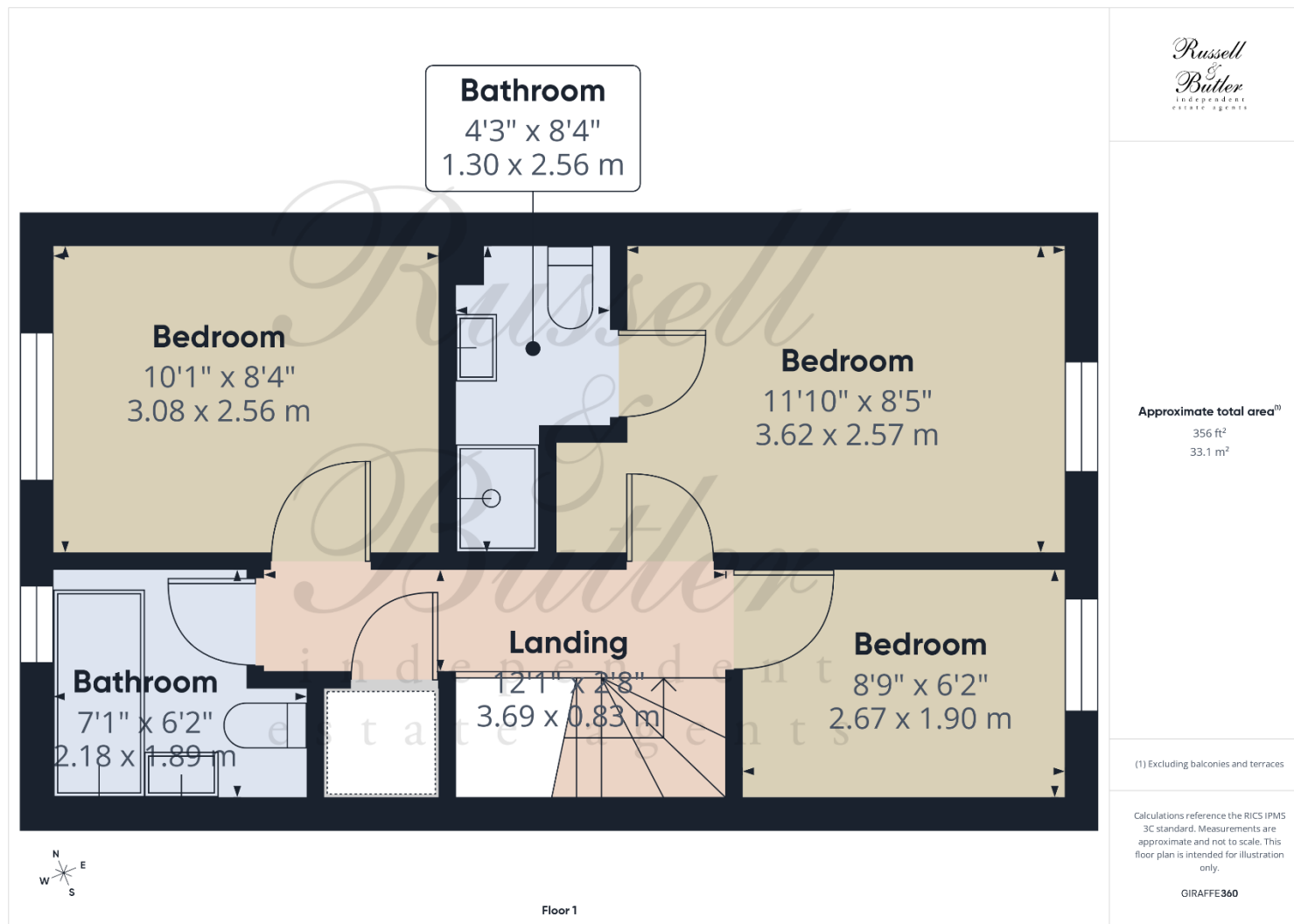
37.1 m²

(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.

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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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