

*Russell & Butler*

independent estate agents

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# Church Street, Buckingham, MK18 1BY

**Asking Price £475,000.**

A unique opportunity to purchase this spacious Grade II listed town house situated in Buckingham's old town with views over The Radcliffe Centre, the Church of St Peters & St Pauls and the property is within easy walking distance of both the town centre and university. Although very liveable, the property does need updating but offers masses of potential and character throughout and could make a fabulous family home. The accommodation of the property fully comprises: Entrance hall, large sitting room, good size dining room, kitchen, cloakroom, cellar, four bedrooms, bathroom, a spacious attic space, private courtyard and secure off road parking for at least two cars. NO ONWARD CHAIN. Energy rating Exempt.



### **Entrance**

Solid wood entrance door to:

### **Entrance Hall**

Flagstone floor, door ways to kitchen, dining room, and pantry.

### **Pantry Cupboard**

*6' 1" X 3' 10" (1.87m X 1.17m)*

Sealed double glazed sash windows to front aspect, Flagstone floor.

### **Sitting Room**

*17' 10" X 16' 10" (5.45m Max X 5.14m Max)*

Irregular shaped room.

Open fireplace, two sealed double glazed window to front aspect with window seated and storage under.

### **Dining Room**

*16' 2" X 15' 7" (4.93m X 4.77m)*

Stone built open fireplace, sealed double glazed sash window to front aspect with shutters, built in storage cupboard with shelves, door to sitting room, door to inner hall.

### **Inner Hall**

Port hole window to rear aspect, stairs rising to first floor, door to sitting room, door to cloakroom, stairs to cellar.

### **Cloakroom**

White suite of wash hand basin, high flush wc, built in storage , sealed unit double glazed window.

### **Kitchen**

*11' 5" X 9' 11" (3.49m X 3.03m)*

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, a range of base and drawer units, shelving, space for range cooker, plumbing for automatic washing machine, window to rear aspect, door to rear, vaulted ceiling with two Velux windows.

### **Cellar**

*15' 9" X 12' 0" (4.81m X 3.66m)*

Flagstone flooring, light and power connected.

### **First Floor Landing**

Sealed unit double glazed window to rear aspect, doors to bedrooms and bathroom, exposed timbers and panelling.

### **Bedroom One**

*16' 2" X 13' 1" (4.95m X 4.00m)*

Cast iron fireplace with wood surround, range of built in wardrobes, sealed unit double glazed window to front aspect, vanity wash hand basin.

### **Bedroom Two**

*11' 5" X 9' 8" (3.50m X 2.95m + Door recess)*

Sealed double glazed window to front aspect, large walk in cupboard.

### **Bedroom Three**

*12' 5" X 9' 4" (3.79m Max X 2.86m Max)*

Irregular Shaped room,

Cast iron fireplace with wood surround, sealed unit double glazed sash window to front aspect.

### **Bedroom Four**

*7' 11" X 7' 0" (2.42m X 2.14m)*

Sealed unit double glazed window to side aspect.

### **Family Bathroom**

Coloured suite of panel bath, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, window to side aspect.

### **Second Floor Attic Rooms**

A variety of attic rooms offering various options for use.

Refer to floorplan.

### **Front**

Shared vehicular gated access leads to parking spaces for at least two cars (N.B. Four other properties share this area), gated access to private rear courtyard garden, fully paved with flower and shrub beds, fully enclosed, glazed doors to integral garden room.

### **Please Note**

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast &

Ultrafast broadband available. Offering

highest speeds of 1000Mbps 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: Parking space for two cars.

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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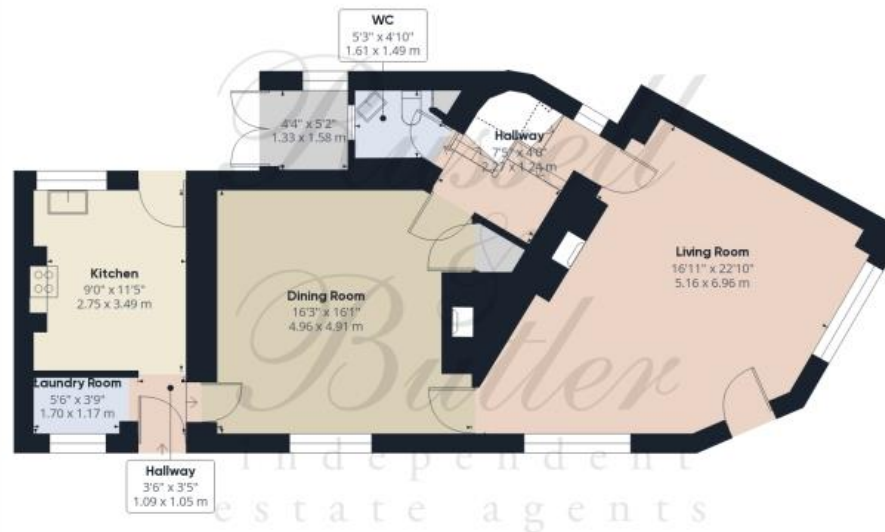


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Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

2159.13 ft<sup>2</sup>

200.59 m<sup>2</sup>

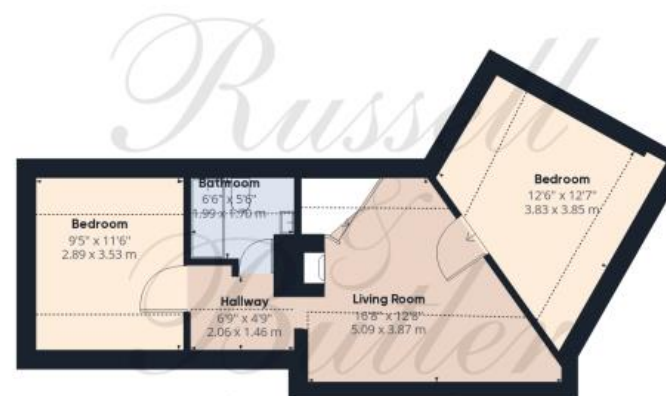
Reduced headroom

217.75 ft<sup>2</sup>

20.23 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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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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