

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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Lime Avenue, Buckingham, MK18 7JJ
Asking Price £495,000.00 Freehold

A well presented four bedroom detached family home located on the popular Badgers development, which is in catchment for Bourton Meadow Academy & both Buckingham Secondary & the Royal Latin Grammars Schools. The property benefits from being offered for sale with NO UPPER CHAIN & being within walking distance to Bourton Park, Buckingham town centre and the amenities. Accommodation in brief: entrance hall, cloakroom, sitting room with bay window, kitchen with integrated appliances, dining room and a good size conservatory which leads out to the rear garden. On the first floor, landing, master bedroom with en-suite shower room, three further bedrooms and the family bathroom. There is a bloc paved driveway to the front providing off road parking, single garage and gated side access to the landscaped rear garden. EPC rating TBC/Council tax band E.



Entrance

Upvc double glazed window and door providing access to:

Entrance Hall

Understair storage cupboard, internal access door to garage, radiator.

Cloakroom

White suite of low level wc, wash hand basin, heated towel rail, half height ceramic tiling to walls, Upvc double glazed window to side aspect.

Sitting Room

14' 9" X 11' 9" (4.51m X 3.59m)

Marble fire surround with gas fire as fitted, radiator, Upvc double glazed window to rear aspect, door to:

Dining Room

11' 8" X 8' 6" (3.57m X 2.61m)

Radiator, Upvc double glazed sliding door to conservatory, archway open through to kitchen.

Conservatory

9' 7" X 9' 4" (2.93m X 2.87m)

One quarter brick built conservatory with power and light connected, Upvc double glazed window and door to rear aspects,

Kitchen

13' 8" X 8' 2" (4.18m X 2.50m)

Fitted to comprise; composite inset single drainer sink unit with mono bloc mixer tap and cupboard under, further range of base, drawer and eyelevel units, rolled edge work tops, ceramic tiling to splash areas, integrated 'Neff' double electric oven, five burner gas hob with extractor hood over, integrated dishwasher, under counter fridge & freezer, radiator, Upvc double glazed window and door to rear aspect.

First Floor Landing

Airing cupboard housing hot water tank with shelving, access to loft space.

Bedroom One

11' 11" X 11' 9" (3.65m X 3.59m)

Fitted wardrobes with side tables and chest of drawers, radiator, Upvc double glazed window to front aspect.

En-Suite

6' 1" X 5' 3" (1.86m X 1.61m)

Suite of corner shower cubicle, low level wash hand basin with cupboard under, heated towel rail, fully tiled shower cubicle, Upvc double glazed window to rear aspect.

Bedroom Two

11' 0" X 10' 5" (3.36m X 3.18m)

Fitted wardrobes, radiator, Upvc double glazed window to front aspect.

Bedroom Three

8' 9" X 8' 6" (2.67m X 2.61m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Four

9' 4" X 6' 11" (2.87m X 2.13m)

Built in storage cupboard with shelving, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

7' 8" X 5' 7" (2.34m X 1.71m)

Re-fitted to comprise: panel bath with shower over, low level wc, wash hand basin with cupboards under, heated towel rail, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

Front Garden

Laid mainly to lawn with established borders, bloc paved driveway.

Rear Garden

South facing and fully enclosed garden, tiered with paved patio, lawn areas, established borders with plants, shrubs and trees, side gated access.

Garage

17' 2" X 7' 1" (5.24m X 2.17m)

Single garage with up and over door, power and light connected, housing Worcester gas fired boiler, side door and internal door to house.

Please Note

Council Tax Band E EPC Rating TBC

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: Driveway
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*

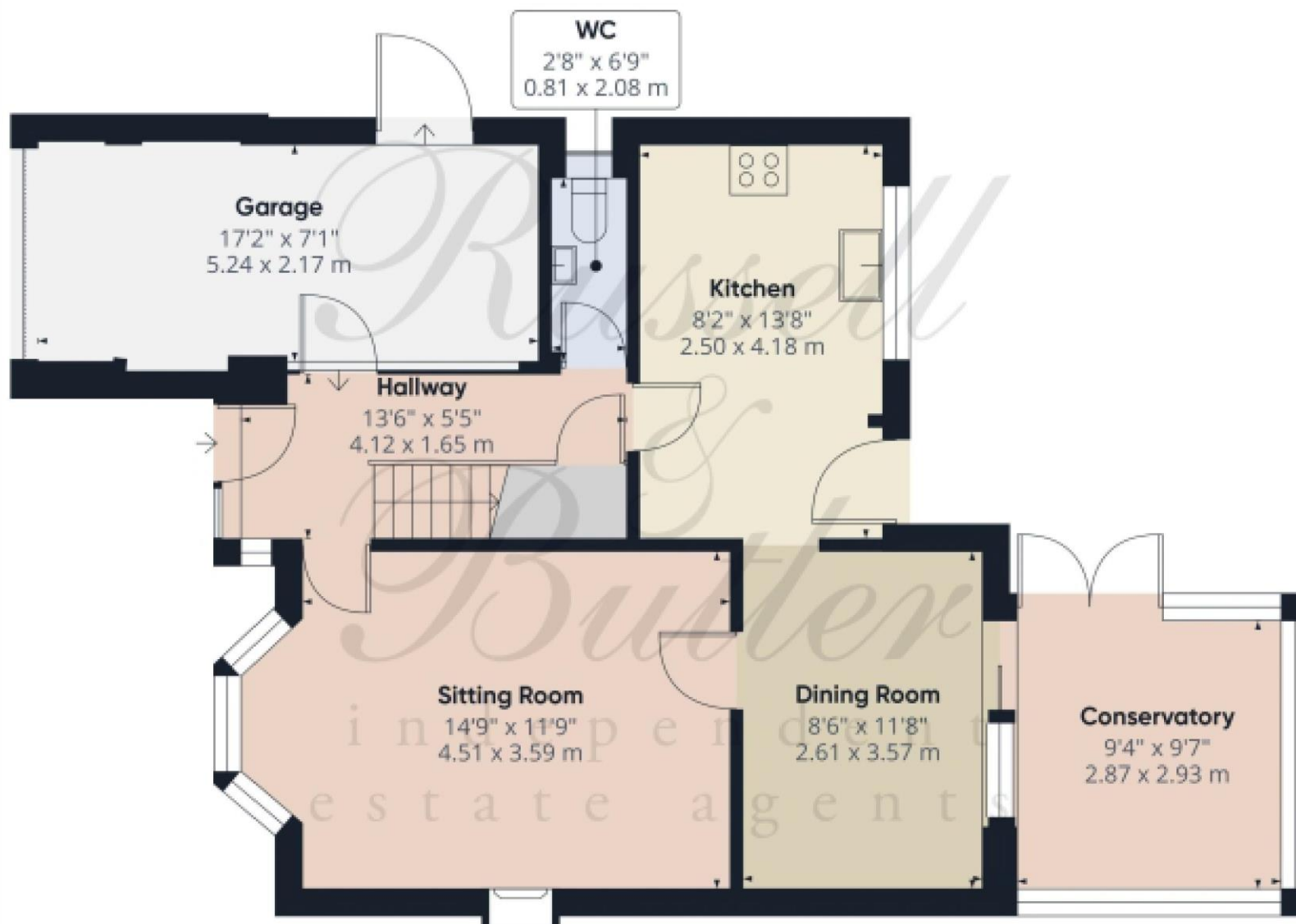
740 ft²

68.7 m²

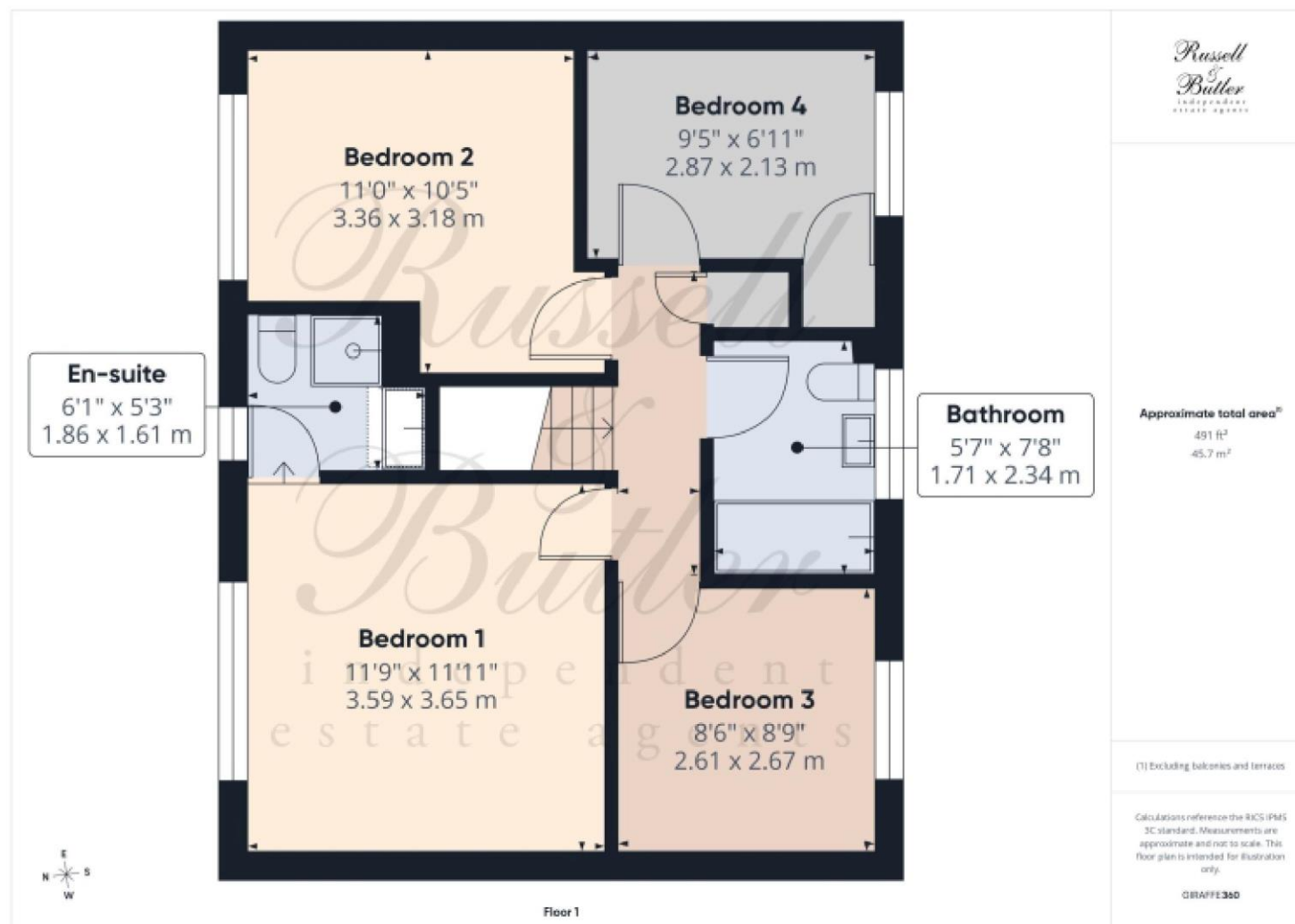
(*) Excluding balconies and terraces

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

GBRAPP350



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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