

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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Ryeland, Buckingham, MK18 1BW
Asking Price £299,995.00 Freehold

Peacefully tucked away in a traffic-free location, this attractive freehold two-bedroom semi-detached home offers a superb opportunity for first-time buyers, downsizers and investors alike. Beautifully positioned in a quiet setting, the property combines a sense of privacy with the convenience of being within easy reach of Buckingham's thriving town centre, local schools and everyday amenities. The well-proportioned accommodation comprises an entrance hall, a cloakroom, sitting room, and a generous kitchen/dining room overlooking the rear garden. Upstairs are two comfortable bedrooms and a family bathroom. Outside, the good-sized rear garden provides an excellent space for relaxing and entertaining. A particular highlight is the detached garage, located to the rear of the property and accessed directly from the garden. Complete with power and lighting, it offers excellent storage, secure parking or an ideal workshop. Council Tax Band C. Energy Rating C.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

Low level w/c, pedestal wash hand basin with mixer tap, tiles to splash areas, radiator.

Sitting Room

3.42m Max x 2.96m Max

Under stairs storage cupboard, Upvc double glazed window to front aspect, radiator.

Kitchen/Diner

3.99m Max x 3.34m Max

A range of base and eye level units, one and a quarter stainless steel sink unit with mixer tap, cupboard under, work tops over, tiles to splash areas, integrated oven and hob, extractor hood over, space for fridge freezer, space for dishwasher, space for washing machine, Upvc double glazed window to rear aspect, radiator, door to rear.

First Floor Landing

Access to loft space.

Bedroom One

3.99m Max x 2.87m Max

Upvc double glazed window to front aspect, radiator.

Bedroom Two

2.63m Max x 2.20m Max

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of panel bath with mixer tap, shower over, shower screen as fitted, pedestal wash hand basin with mixer tap, low level w/c, tiles to splash areas, Upvc double glazed window to rear aspect, heated towel rail.

Front Aspect

Low maintenance to front.

Rear Garden

Laid to lawn with patio area, gated access to rear, outside tap.

Garage

5.42m Max x 2.62m Max

Parking in front, up and over door, eaves storage, power and light connected, personal door to garden.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: C

Annual maintenance charge £TBC.

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.

N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.







Hallway
3'8" x 4'9"
1.14 x 1.46 m

WC
4'6" x 4'6"
1.38 x 1.38 m

Floor 0 Building 1



Landing
3'8" x 4'1"
1.14 x 1.26 m

Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

707.79 ft²

65.76 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.

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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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