

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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Moorhen Way, Buckingham, MK18 1GN

Asking Price £300,000.00

A well-presented two bedroom end-of-terrace home, pleasantly situated in a sought-after residential location within easy walking distance of the town centre and its wide range of amenities. The property benefits from gas central heating and double glazing and offers comfortable, well-proportioned accommodation. Outside, there is the added advantage of a driveway to the side providing off-road parking for three cars, together with a private south west facing rear garden. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, first floor landing, two bedrooms, bathroom, driveway and gardens to front and rear.NO ONWARD CHAIN. Council Tax Band C. Energy rating awaited.



Covered Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator.

Sitting Room

13' 4" X 9' 6" (4.07m + Bay x 2.91m)

Radiator, under stairs storage cupboard, Upvc double glazed Bay window to front aspect.

Kitchen/Dining Room

12' 9" X 8' 9" (3.90m X 2.68m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with electric oven under, extractor hood over, plumbing for automatic washing machine, radiator, "Worcester" gas fired boiler supplying both central heating and domestic hot water, double glazed door to rear garden, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and immersion heater, with linen shelving as fitted.

Bedroom One

12' 10" X 9' 10" (3.93m Max into recess, 2.95m Min x 3.02m)

Radiator, Two Upvc double glazed windows to front aspect.

Bedroom Two

12' 4" X 6' 6" (3.77m X 1.99m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 1" X 6' 0" (1.87m X 1.85m)

Coloured suite of panel bath, shower (with pump) over, glazed screen, pedestal wash hand basin, low level wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to rear aspect, extractor fan.

Front Garden

Flower and shrub beds and borders, tarmac drive to side with hedge to one side leading to gated rear access and providing parking for three cars.

Rear Garden

Laid to lawn, flower and shrub beds and borders, paved patio, fully enclosed by timber fencing, south west facing

Please Note

EPC Rating: C

Council Tax Band: C

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas.

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 parking.

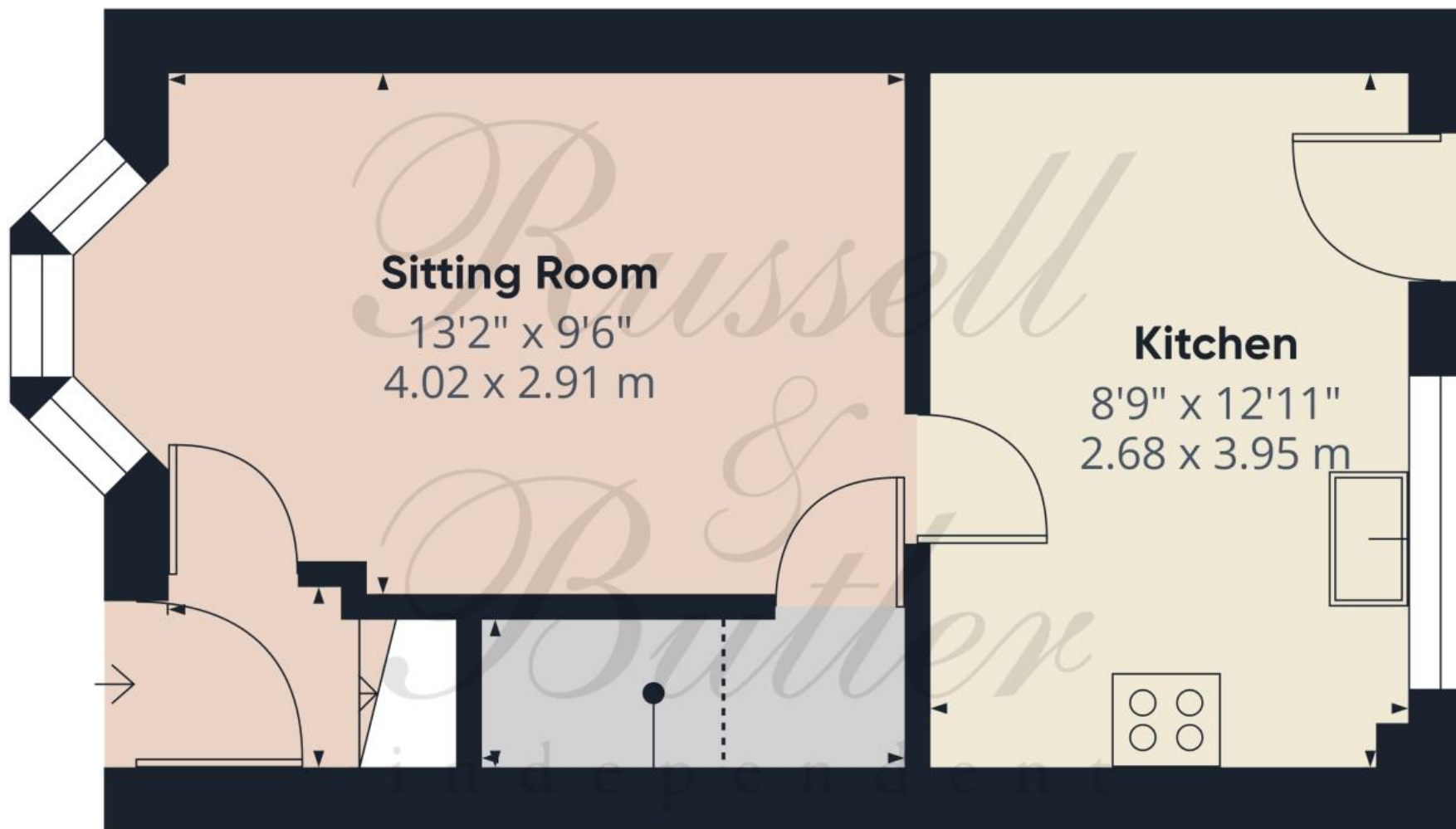
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on

Mortgage Advice

If you require a mortgage, we 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.







Approximate total area⁽¹⁾

292 ft²

27.1 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

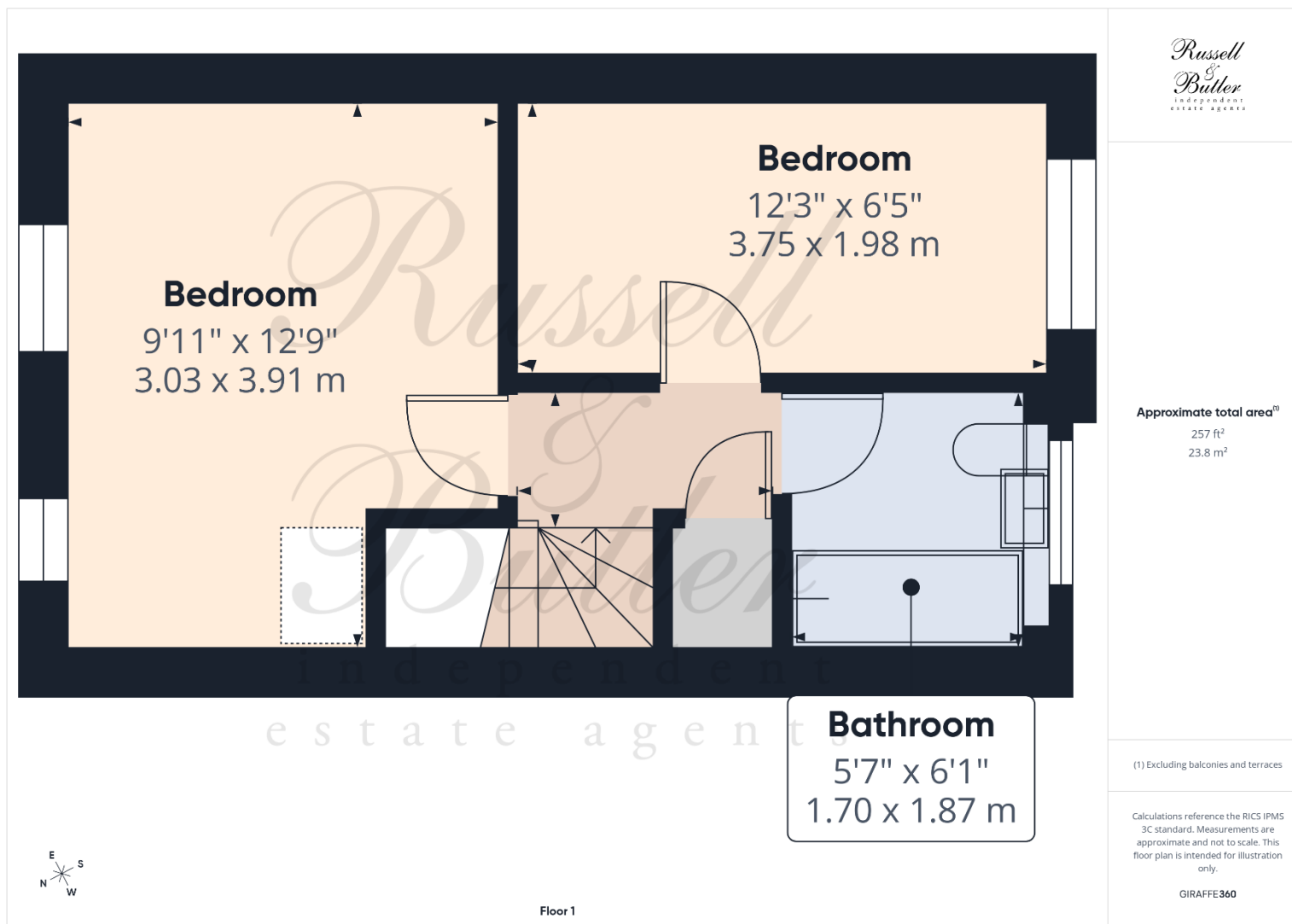
Reduced headroom

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.

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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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