

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



27 Alfred Way, Buckingham, Buckinghamshire, MK18 1WP

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

27 Alfred Way, Buckingham, Buckinghamshire, MK18 1WP



A Three Bedroom Semi-Detached House with Cloakroom, Living Room, Kitchen, Utility Room, Bathroom and En-Suite, Front and Rear Gardens, Garage and 24ft Long Driveway

FREEHOLD (with fees)

Offers in Excess of: £ 400,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen and Utility Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for up to 2 Small Cars

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Ground Floor:

STORM PORCH:

Outside courtesy light, outside gas and electric meter boxes, security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, ceramic tiled floor, central heating thermostat, staircase.

CLOAKROOM:

Plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin.

LIVING ROOM: 17'10 x 10'8

Front aspect and side aspect PVC window, plain plaster ceiling, two radiators, multi-media point.

KITCHEN DINER: 17'10 x 9'6

Front aspect and side aspect PVC windows, side aspect PVC French doors, plain plaster ceiling, ceramic tiled flooring, two radiators, space for table and chairs. Range of tall base and eye level units, roll ledge laminate worksurfaces, laminate upstands, integrated 1050 fridge and 6500 freezer (3-drawers), 600mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, 1200mm corner base unit with 600mm door, 1000mm undersink base unit with two 500mm doors, stainless steel sink, integrated dishwasher, 300mm base unit.

UTILITY ROOM: 5'7 x 5'5

Plain plaster ceiling, extractor fan, understairs cupboard, ceramic tiled floor, radiator. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, integrated washing machine, space for tumble dryer.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, built-in cupboard.

BEDROOM ONE: 13'3 x 10'1

Front aspect PVC window, plain plaster ceiling, TV point, central heating thermostat for Bedroom One.

EN-SUITE:

Front aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, 1170mm x 760mm shower enclosure with "Mira Azora" shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 10'11 x 9'10

Front aspect PVC window, plain plaster ceiling, radiator, bulkhead cupboard.

BEDROOM THREE: 8'11 x 7'5

Side aspect PVC window, plain plaster ceiling, radiator.

BATHROOM: 6'8 x 5'7

Side aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, vinyl flooring, panel enclosed bath, mixer tap, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC.

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Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Rear access gate, tap, external power socket.

GARAGE: 21'3 x 10'9

Up and over door, light and power, eaves storage, driveway parking (approx. 24ft long for one large car or possibly two small cars).

Key Facts for Buyers:

EPC: Rating of B (84).

Council Tax: Band D

Approx. £2,669 per annum.

Management Company:

Management Company: St Rumbold's Resident Management Company

Charges: £355 bi-annually



Garage and Driveway Parking



EPC



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Entrance Hall and Cloakroom



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Utility Room



Living Room

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Living Room



Living Room



Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bathroom



Rear Garden



Rear Garden



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