

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Wittmills Oak, Buckingham, MK18 7BH

Asking Price £335,000 Freehold

Rarely available, a two bedroom semi detached bungalow favourably positioned very close to Bourton Park and within walking distance to Buckingham Town centre and all the amenities. The accommodation comprises: entrance porch providing cloaks and hanging space, the hallway leads to two bedrooms, bathroom with white suite, re-fitted kitchen with integrated appliances, the lounge diner has sliding doors which lead into the conservatory/sun room with insulated roof and French patio doors out into the rear garden. The rear garden is fully enclosed and partly laid to lawn with patio, flower and shrub beds and borders and personal door leading to the single garage. UPVC double glazing and gas to radiator central heating. Council tax band C.



Entrance Porch

3' 11" X 9' 5" (1.20m X 2.88m)

Upvc double glazed with replacement composite door to entrance hall.

Entrance Hall

Providing access to accommodation, radiator, airing cupboard housing hot water tank with linen shelving as fitted.

Lounge/Diner

16' 7" X 11' 5" (5.08m X 3.49m)

Radiator, Upvc double glazed sliding doors to conservatory.

Conservatory

8' 5" X 9' 5" (2.57m X 2.89m)

Upvc double glazed with insulated roof with roof light, ceramic tiled flooring. Upvc double glazed French doors to rear garden.

Kitchen

9' 10" X 8' 3" (3.01m X 2.52m)

Refitted in high gloss units to comprise inset single drainer sink unit with a Quooker tap which provides instant hot water, cupboard under, further range of wall, drawer and base units with work tops over, integrated fridge and freezer, integrated washing machine, built in electric oven and induction hob, radiator, built in larder/pantry, Upvc double glazed window and door to rear garden, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom One

12' 4" X 9' 5" (3.77m X 2.88m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

10' 8" X 6' 5" (3.26m X 1.96m)

Upvc double glazed window to front aspect, radiator.

Bathroom

6' 6" X 6' 1" (2.00m X 1.86m)

White suite of panel bath with separate shower over, pedestal wash hand basin, low level wc, radiator, ceramic tiling to splash areas, Upvc double glazed window to side aspect.

Front Garden

An open plan front garden laid to lawn with established shrubs and planting, pathway to property entrance, gated access to rear garden.

Rear Garden

Fully enclosed by walling and fencing, gated rear access, gated access to front, outside tap, paved patio, laid partly to lawn, personal door to garage.

Garage and Parking

18' 1" X 9' 9" (5.53m X 2.99m)

Light and power connected, window, up and over door, personal door to rear garden, double gated access to additional off street parking.

Please Note

Council Tax Band C EPC Rating E

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 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: Unallocated on street parking only.

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

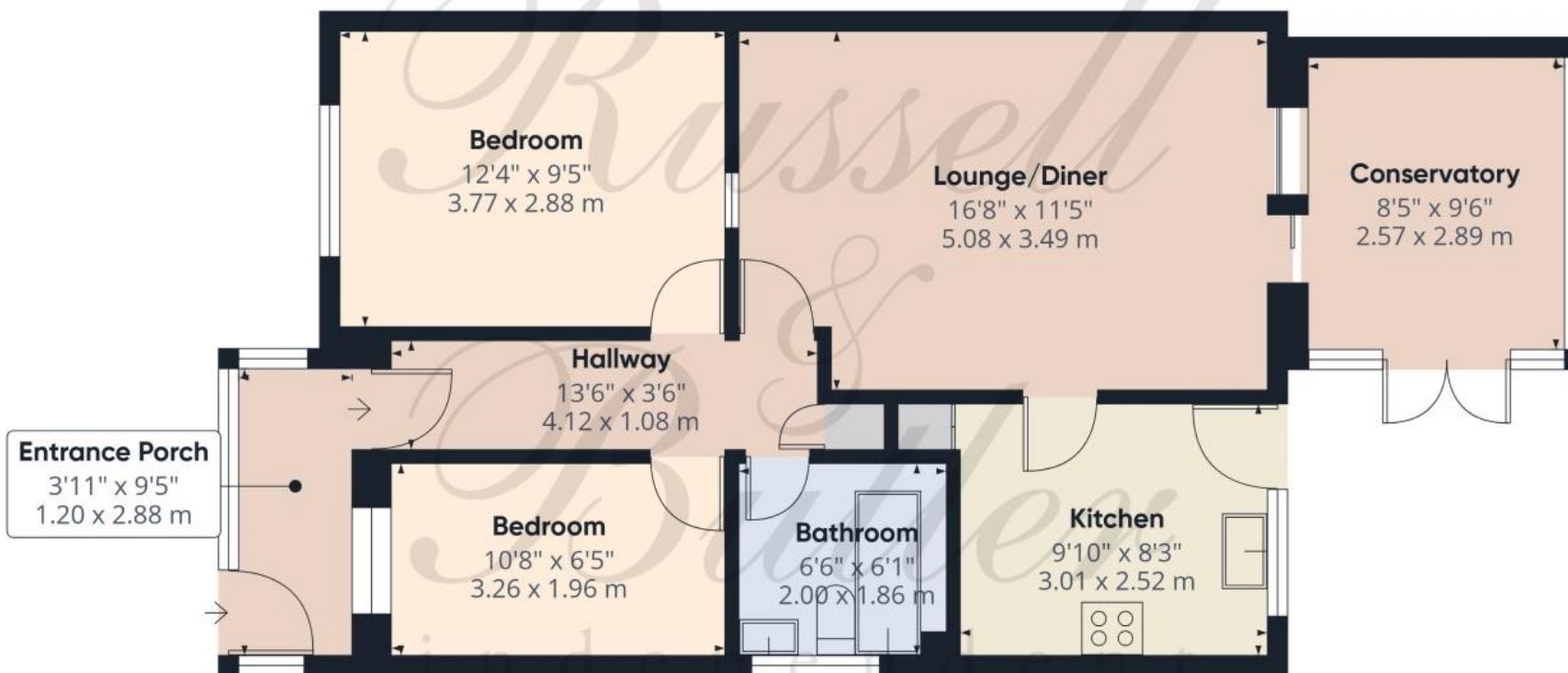
Mortgage Advice

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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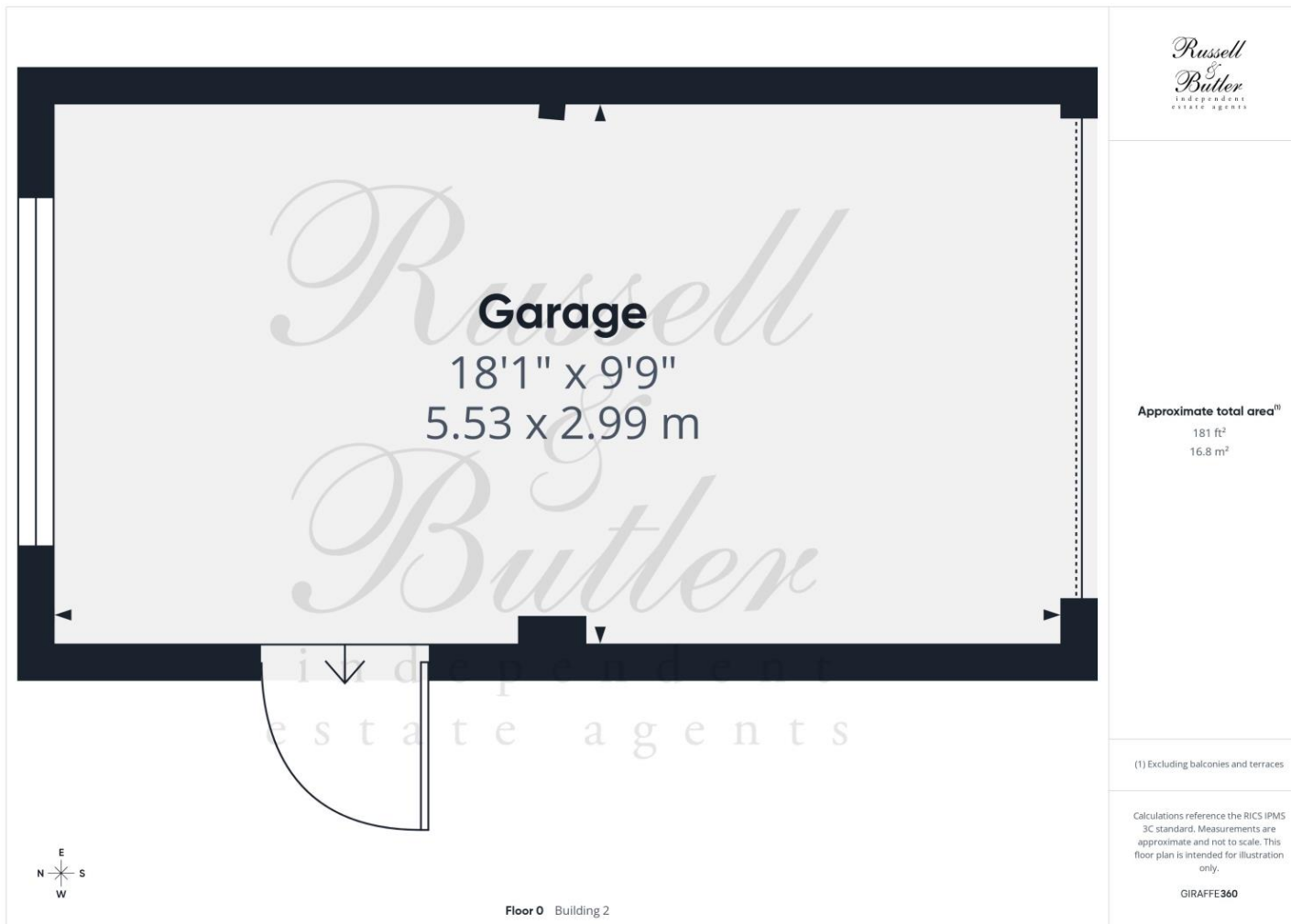
Approximate total area⁽¹⁾
677 ft²
62.9 m²

(1) 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.

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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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