

*Russell & Butler*

independent estate agents

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# Adams Close, Buckingham, MK18 1WB

## Asking Price £349,950.00 Freehold

A deceptively spacious three bedroom three storey house with the added advantage of a first floor study. The property benefits from: Gas to radiator central heating, UPVC double glazing, quiet cul de sac location, lovely field views to rear, an attractive rear garden and a double width parking space. Council Tax Band C. Energy rating C.



### **Entrance**

Open porch with external storage cupboard housing "ideal" gas fired boiler supplying both domestic hot water and radiator central heating.

### **Entrance Hall**

Radiator, stairs rising to first floor, mains smoke alarm.

### **Dining Room**

*15' 3" X 9' 7" (4.65m X 2.94m)*

Radiator, open through to sitting room.

### **Sitting Room**

*9' 10" X 9' 5" (3.01m X 2.89m)*

Tall radiator, Velux window, Upvc double glazed window to front aspect, Upvc double glazed French patio doors to rear garden.

### **Kitchen/Breakfast Room**

*11' 8" X 11' 3" (3.57m X 3.44m)*

Inset single drainer 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, range cooker with extractor canopy over, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine, tiled floor, radiator, good sized under stairs storage cupboard with shelving, Upvc double glazed window to front aspect, inset downlighting.

### **First Floor Landing**

Stairs to second floor, built in linen cupboard, inset downlighting.

### **Bedroom Two**

*9' 9" X 8' 11" (2.98m x 3.65m Max, 2.73m Min)*

Radiator, good size built in wardrobes, Upvc double glazed window to rear aspect with countryside views.

### **Study**

*6' 7" X 6' 0" (2.01m Max x 1.83m)*

Radiator.

### **Bedroom Three**

*8' 7" X 8' 4" (2.63m X 2.56m)*

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

### **Family Bathroom**

*7' 5" X 6' 6" (2.27m X 1.99m)*

White suite of panel bath with shower over, wash hand basin, cupboard under, low flush wc, ladder towel radiator, ceramic tiling to splash areas, extractor fan, inset downlighting.

### **Second Floor Bedroom One**

*15' 3" X 15' 3" (4.66m Max x 4.66m Max - Please note some restricted head room.)*

Radiator, range of built in wardrobes, matching built in cupboards, dressing table, two eaves storage cupboards, two Velux windows to front aspect, Upvc double glazed window to rear aspect with country side views.

### **Rear Garden**

Laid to lawn, flower and shrub beds and borders, block paved patio with matching path to gated rear access, brick built storage shed, timber shed, fully enclosed by timber fencing, outside tap, outside light, outside power point.

### **Please Note**

Council Tax Band C

EPC Rating C

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.

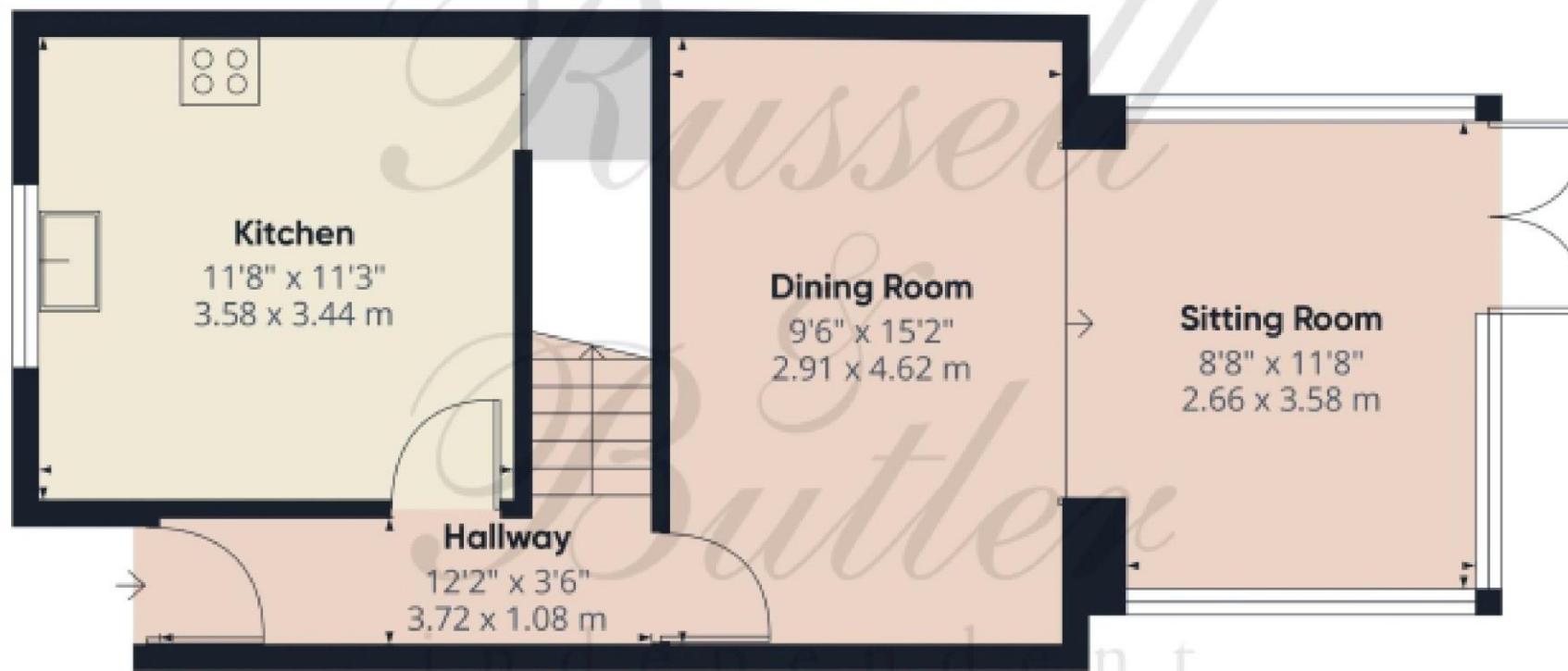
### **Mortgage Advice**

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.









Approximate total area<sup>(1)</sup>

475 ft<sup>2</sup>  
44.1 m<sup>2</sup>

(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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