

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

t: 01280 815999 e: sales@russellandbutler.com



Stratford Road, Buckingham, MK18 1NY

Asking Price £399,995 Freehold

Situated within easy walking distance of Buckingham's town centre, this spacious non estate four bedroom detached house is in need of modernisation whilst having the benefits of gas to radiator central heating, good sized rear garden and a double width garage. There is potential to extend subject to planning and riverside walks and parkland are also close by. The accommodation comprises: Entrance hall, cloakroom, sitting room which is open through to the dining room, kitchen, first floor landing, four decent sized bedrooms, bathroom, double width garage and gardens to front and rear. NO ONWARD CHAIN. Council Tax Band E. Energy rating C.





Russell
& Butler
independent
estate agents

Entrance

Solid wood entrance door to:

Entrance Hall

Stairs rising to first floor, double radiator, built in double width cloak cupboard with hanging rail and shelf, further built in storage cupboard with shelving.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, sealed unit double glazed window to side aspect.

Sitting Room

14' 11" X 12' 7" (4.55m X 3.86m)

Brick built chimney breast and fireplace, shelving to side, double radiator, sealed unit double glazed window to front aspect, open through to:

Dining Room

14' 11" X 8' 9" (4.55m X 2.68m)

Double radiator, serving hatch from kitchen, sealed unit double glazed window to rear aspect, double glazed single panel door to rear garden.

Kitchen

10' 5" X 8' 7" (3.19m X 2.64m)

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, plumbing for automatic washing machine, built in oven and hob in need of replacing, "Ideal "gas fired boiler supplying both gas to radiator central heating and domestic hot water, sealed unit double glazed window to rear aspect, door to side.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, further built in storage cupboard, radiator, sealed unit double glazed window to side aspect.

Bedroom One

12' 4" X 9' 11" (3.77m X 3.04m)

Radiator, built in double wardrobe, sealed unit double glazed window to front aspect.

Bedroom Two

9' 8" X 9' 1" (2.96m X 2.79m)

Radiator, built in double wardrobe, sealed unit double glazed window to front aspect.

Bedroom Three

9' 11" X 8' 3" (3.04m X 2.53m)

Radiator, built in wardrobe, sealed unit double glazed window to front aspect.

Bedroom Four

10' 6" X 7' 5" (3.21m X 2.28m)

Radiator, sealed unit double glazed window to rear aspect.

Family Bathroom

7' 11" X 6' 3" (2.43m X 1.91m)

Coloured suite of panel bath with shower over, inset wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, radiator, sealed unit double glazed window to rear aspect.

Front Garden

Open plan, laid to lawn, path to entrance and gated side access, further rear pedestrian access to:

Rear Garden

Laid to lawn with flower and shrub beds and borders, paved patio, fully enclosed by timber fencing.

Double Width Garage

To rear of property with two up and over doors, personal door to garden.

Please Note

EPC Rating: TBC.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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: Double garage to rear.

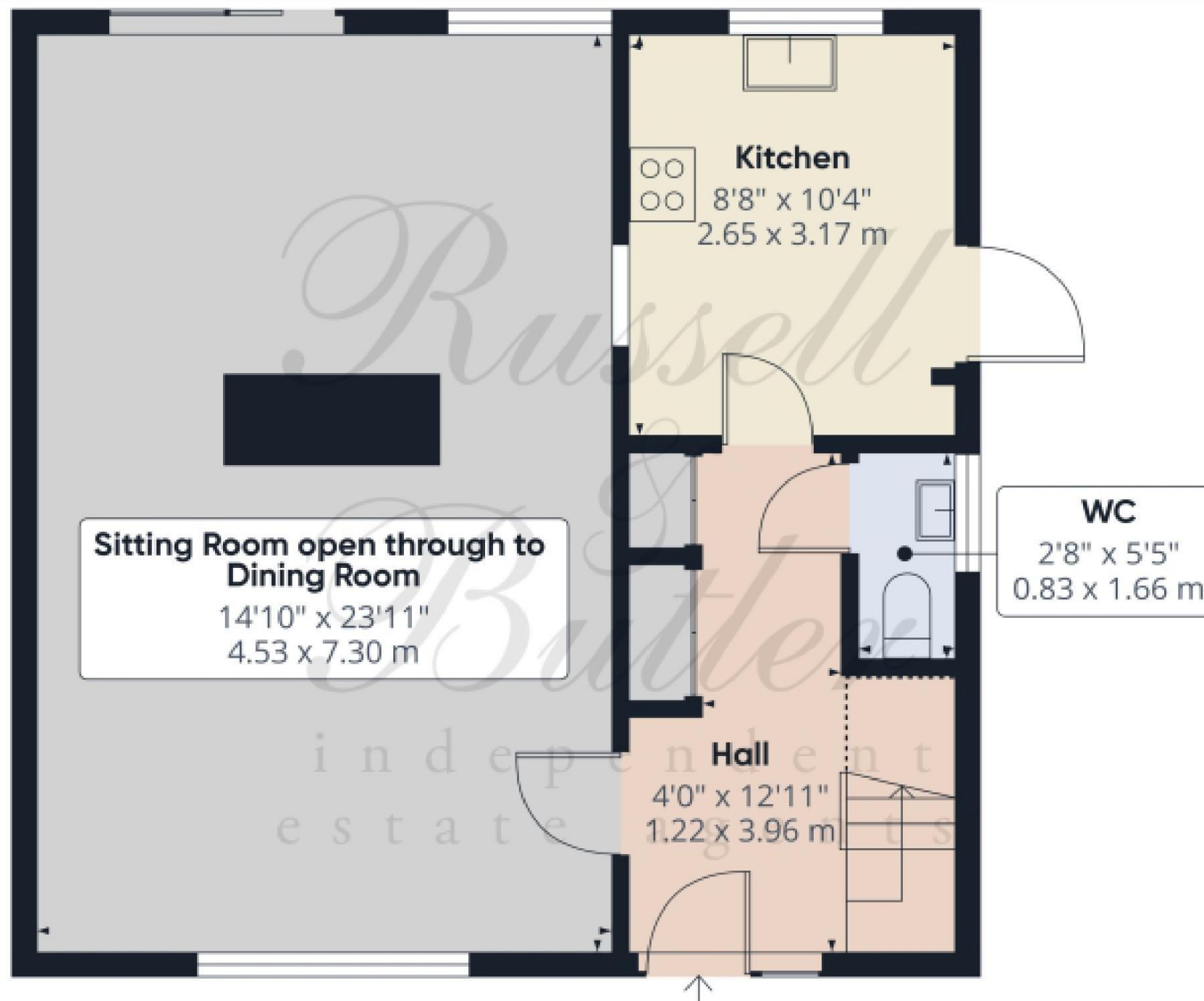
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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⁾

551 ft²

51.3 m²

Reduced headroom

12 ft²

1.1 m²

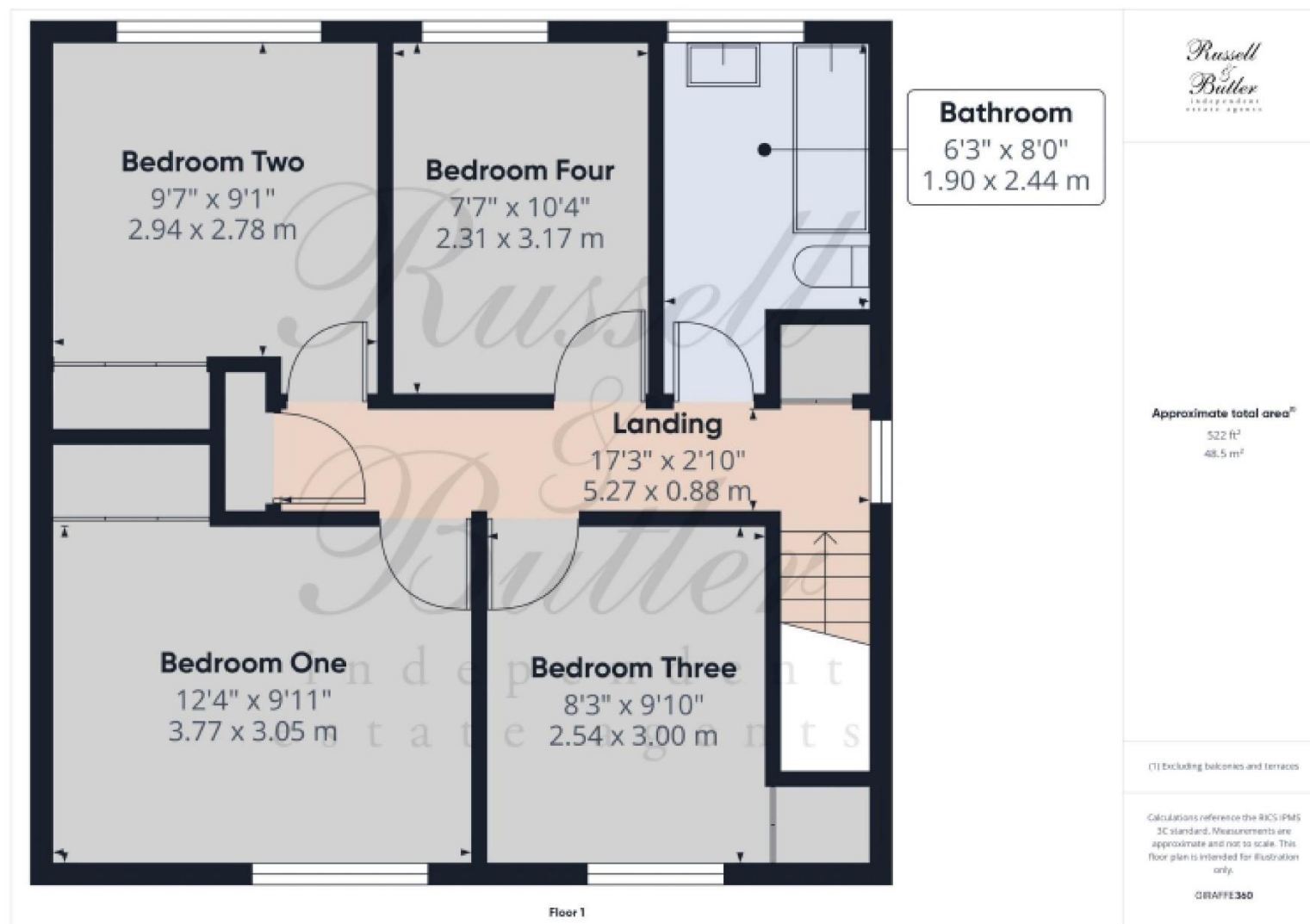
(1) Excluding balconies and terraces

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.

GRAFFES360



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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