Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



Greenway Walk, Buckingham, MK18 7BG
Asking Price £309,995 Freehold

A three bedroom semi detached house enjoying a pleasant position overlooking an attractive green, offering an excellent opportunity for both private buyers and investors alike. The property benefits from gas to radiator central heating, double glazing, garage and gardens to front and rear. The accommodation briefly comprises: Entrance hall, sitting room with bay window, dining room with archway to kitchen, first floor landing, three bedrooms, and bathroom. The property is currently occupied by a tenant who would be delighted to remain making this an appealing opportunity for a buy to let investor seeking a property with an established tenant already in place. Council Tax Band C. Energy Rating awaited.









Entrance
Composite entrance door to:

Entrance Hall
Built in storage cupboard, stairs rising to first floor, radiator, Upvc double glazed window to side aspect.

Sitting Room
13' 6" X 12' 11" (4.14m X 3.96m)
Radiator, Upvc double glazed window to front aspect, open through to dining area.

Dining Area
8' 8" X 7' 7" (2.66m X 2.32m)
Radiator, under stairs storage cupboard housing gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, archway to kitchen.

Kitchen
10' 4" X 8' 2" (3.16m X 2.49m)
Fitted to comprise inset single drainer stainless steel sink unit, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four ring gas hob, electric double oven under, extractor hood over, Upvc double glazed window to rear aspect.

First Floor Landing
Access to loft space with boarding, light and ladder, Upvc double glazed window to side aspect.

Bedroom One
12' 0" X 9' 1" (3.66m X 2.79m)
Radiator, built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Two
10' 6" X 9' 1" (3.22m X 2.79m)
Radiator, Upvc double glazed window to rear aspect.

Bedroom Three
8' 2" X 6' 9" (2.50m X 2.07m)
Radiator, fitted wardrobe, Upvc double glazed window to front aspect.

Bathroom
6' 9" X 6' 3" (2.06m X 1.92m)
White suite of panel bath with mixer tap and shower attachment over, pedestal wash hand basin, low flush , full ceramic tiling to all walls, ladder towel rail, Upvc double glazed window to rear aspect.

Front Aspect
Laid to lawn with path leading to property entrance. Gated side access to rear garden.

Rear Garden
Block paved patio, laid mainly to lawn, enclosed by panel fencing.

Garage
Single garage in rear block with up and over door.

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).

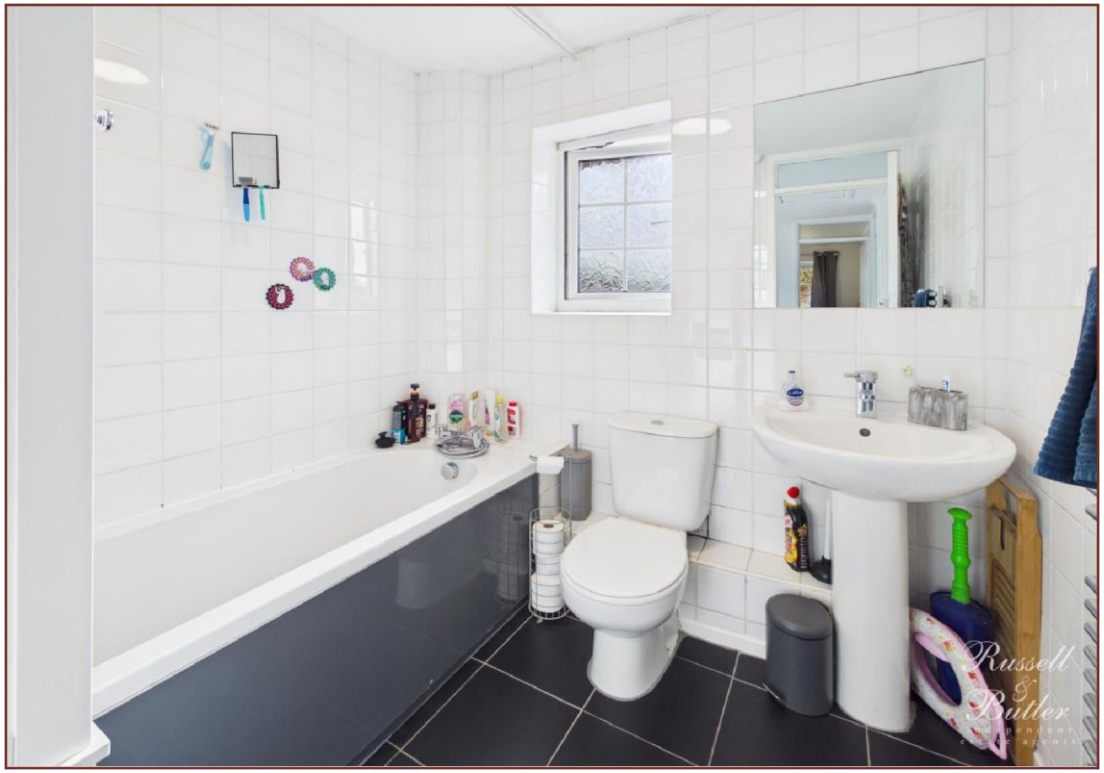
Parking: Parking to rear.

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

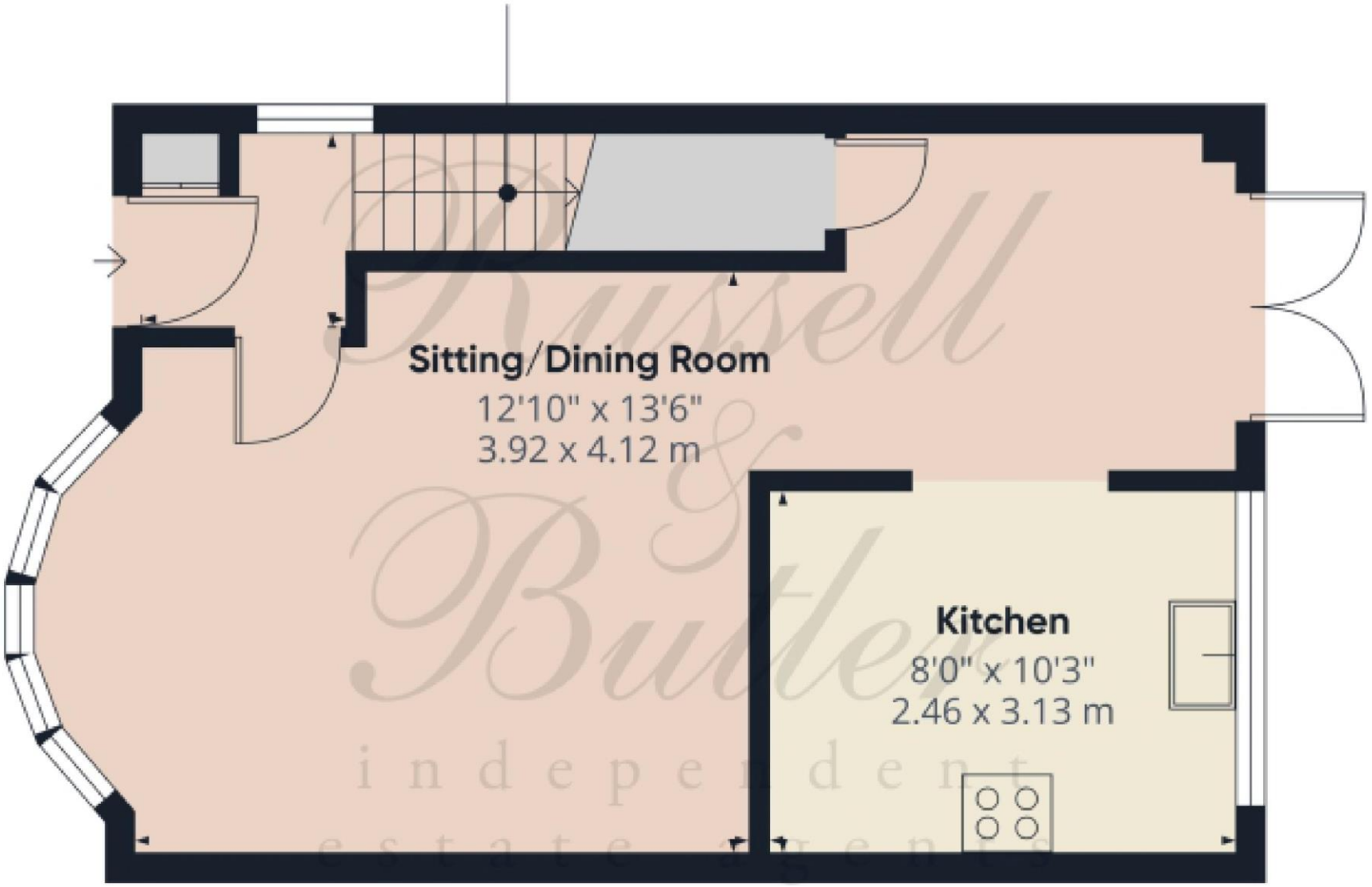
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.











Russell & Butler independent estate agents

Approximate total area(1)

395 ft²

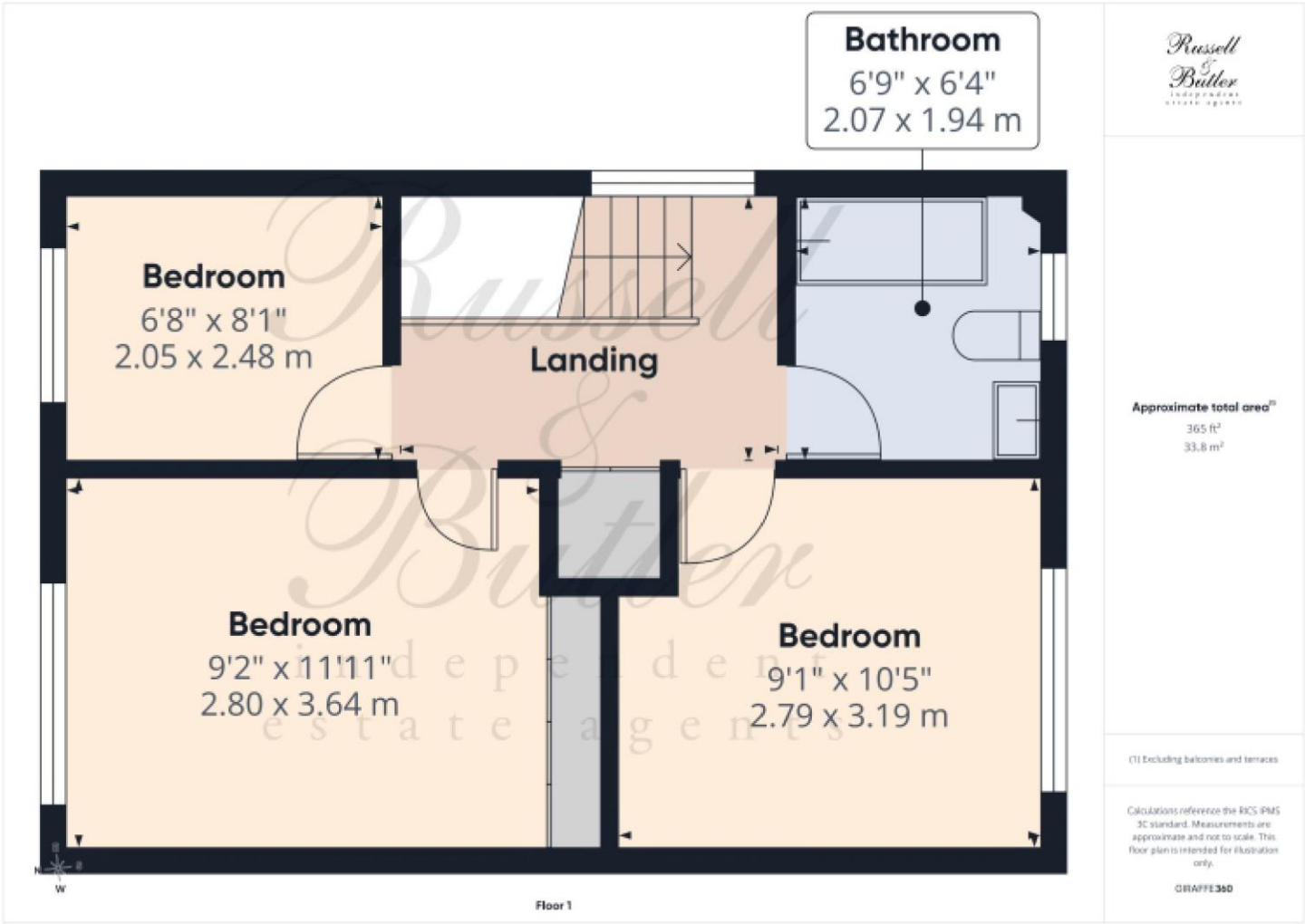
36.7 m²

(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.

GIRAFFE360

Floor 0



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.

Visit us online: www.russellandbutler.com

OnTheMarket.com · Zoopla Smarter about property · expertagent · PrimeLocation.com · Works with iPhone · rightmove.co.uk The UK's number one property website