

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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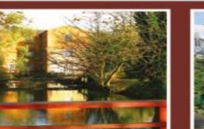
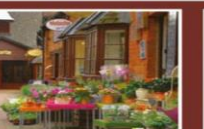


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Coots Close, Buckingham, MK18 7EL

Asking Price £335,000.00 Freehold

A three bedroom link detached property located in a quiet cul de sac on the popular Badgers development and being offered for sale with no onward chain. The accommodation, entrance hall, dual aspect lounge/diner, kitchen, first floor landing, three bedrooms, bathroom with separate W/C. Gas to radiator central heating and UPVC double glazing. Driveway and single garage to the front and enclosed gardens to the rear. EPC rating C. Council tax band C. The property benefits further from being within walking distance and catchment for local schooling, including the Royal Latin Grammar school and freshly painted and new carpets throughout.



Covered Porch

Part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, radiator.

Lounge/Diner

12' 2" X 22' 6" (3.72m X 6.86m)

Dual aspect room with Upvc double glazed window to front and rear aspects, two radiators, central heating thermostat.

Kitchen

11' 3" X 7' 3" (3.45m X 2.23m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, under stairs storage cupboard, ceramic tiling to splash areas, Upvc double glazed window and door to rear garden, space and plumbing for washing machine, space for cooker, space for fridge freezer, double panel radiator, ceramic tiled floor, extractor hood over.

First Floor Landing

Upvc double glazed window to side aspect, access to loft space, airing cupboard housing gas fired combi boiler.

Bedroom One

11' 9" X 7' 2" (3.60m X 2.20m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

10' 4" X 7' 8" (3.16m X 2.34m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

7' 5" X 7' 4" (2.27m X 2.24m)

Upvc double glazed window to front aspect, radiator.

Separate WC

White suite of low level wc, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

Suite of panel bath, mixer taps with shower attachment, wash hand basin with mixer tap and storage cupboard, Upvc double glazed window to rear aspect, full and half height ceramic tiling to splash areas, light and shaver point, electric ladder towel rail.

Front Garden

Laid to lawn, shrub planting, driveway leading to single garage and property entrance.

Rear Garden

North east facing rear garden which is laid to lawn with paved patio, enclosed by panel fencing, personal door to garage.

Garage

Up and over door, light and power connected, personal door to rear garden.

Please Note

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas 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: Driveway parking

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

Mortgage Advice

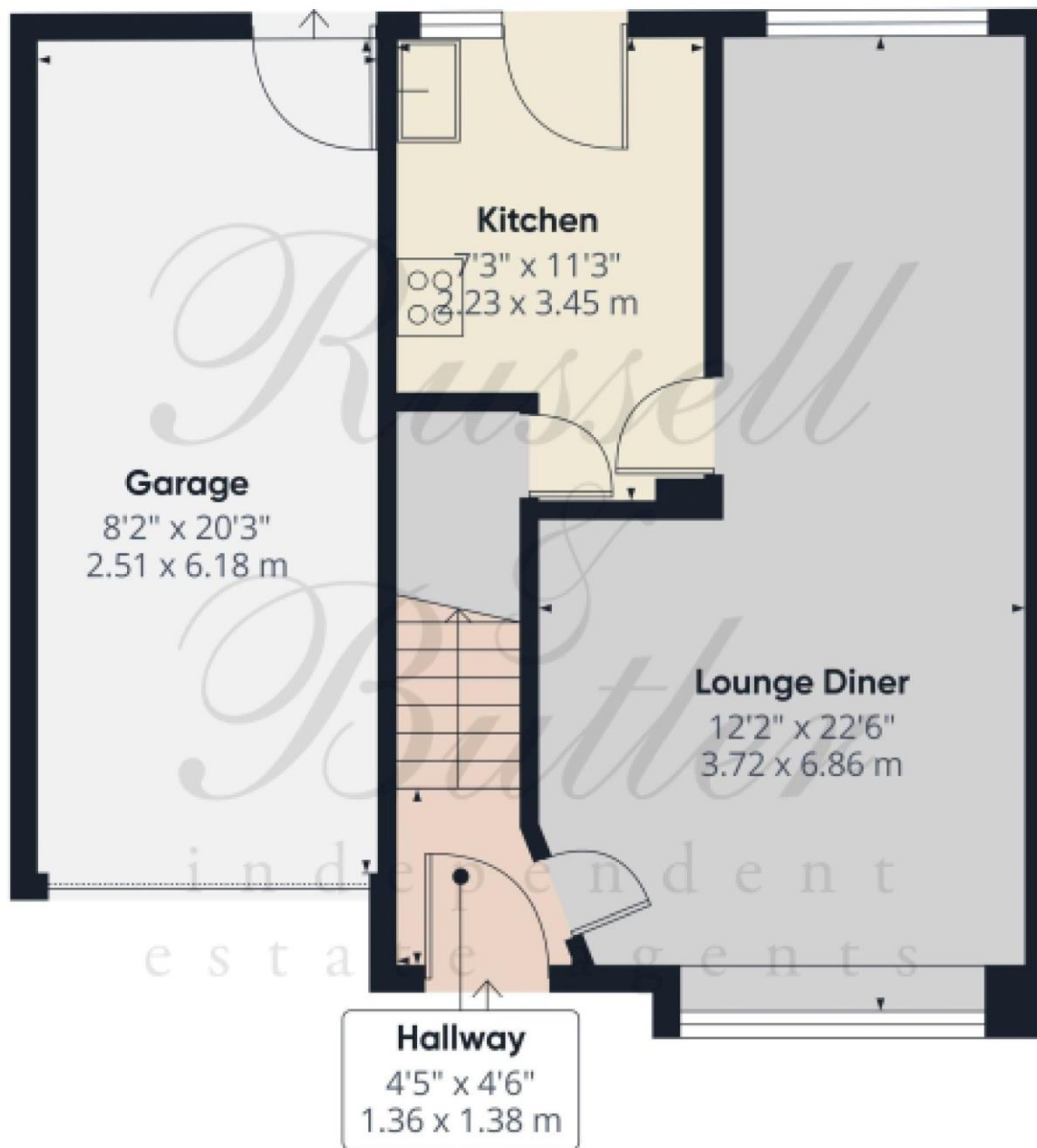
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area⁽¹⁾

513 ft²
47.7 m²

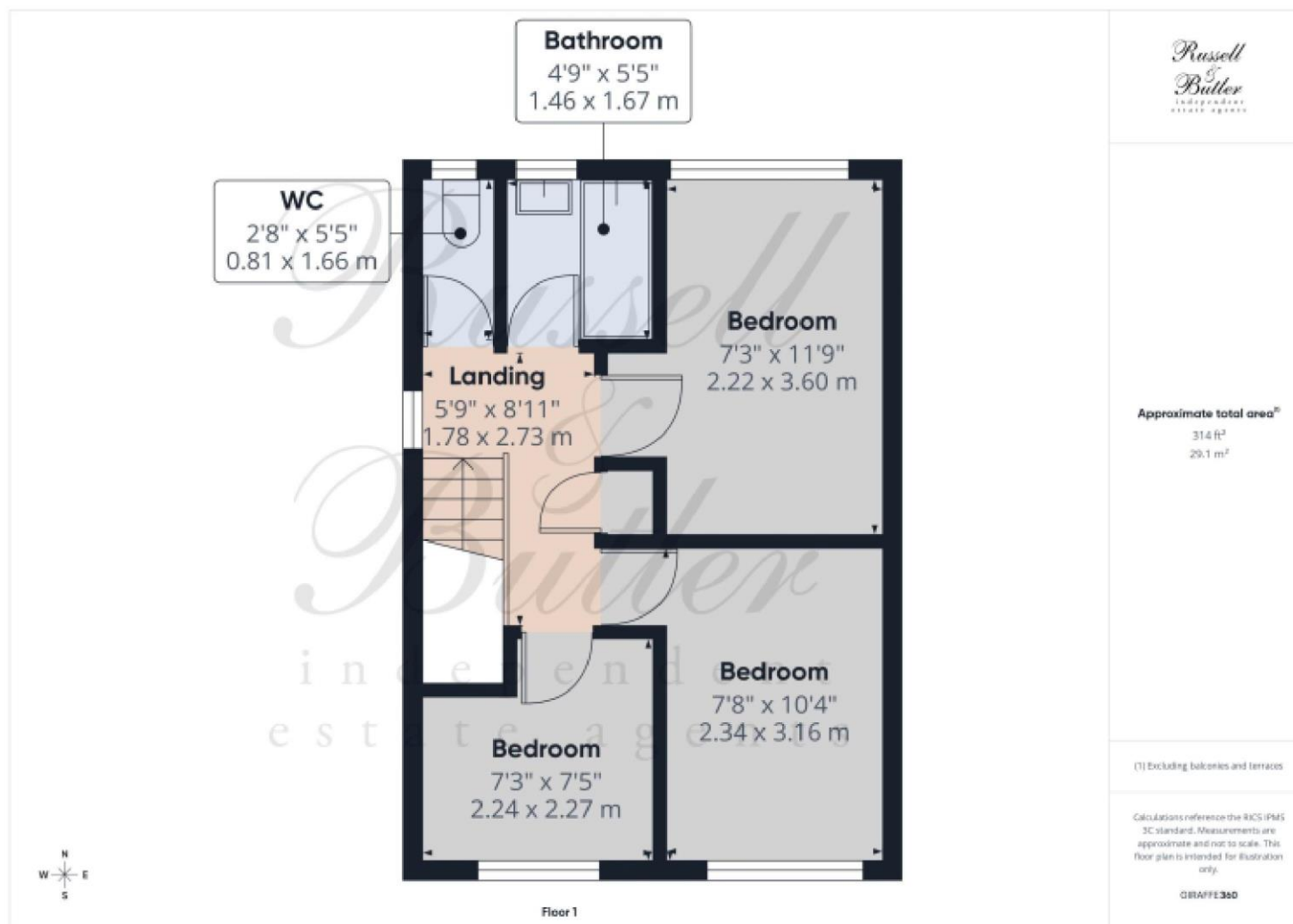
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPPE350



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.

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