Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Well Street, Buckingham, MK18 1ET

Guide Price £240,000.00 Freehold

A lovely two double bedroom character cottage located in the old town of Buckingham which is conveniently placed for ease of walking into the town and all the amenities and local parks. This charming cottage benefits from a re-fitted kitchen with Belfast sink and stable door that leads out onto the terraced rear garden. The accommodation comprises: front door leading into the entrance hall, sitting room with feature fireplace with open fire, which in turn leads to the kitchen/diner with a range of wall, drawer & base units with wooden worktops, built in electric hob and oven and a large under stair storage cupboard. Upstairs there are two double bedrooms with high ceilings and exposed timber floors and the bathroom with 3 piece white suite. The rear garden is tiered with several seating and entertaining areas with well stocked and established plating. Gas to radiator central heating. EPC rating E. Council tax band A.









Entrance
Wooden entrance door with two glazed panels to:

Entrance Hall
Stairs rising to first floor.

Sitting Room
10' 6" X 11' 11" (3.22m X 3.64m)
With feature brick fireplace with open fire, wooden panelling to one wall, double panel radiator, Upvc double glazed window to front aspect.

Kitchen/Diner
9' 11" X 13' 5" (3.03m X 4.11m)
Re-fitted to comprise inset Belfast sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with wooden worktops over, built in electric hob, extractor hood over and electric oven under, contemporary wall mounted radiator, fireplace recess, space for tall fridge freezer, space and plumbing for washing machine, large under stair storage cupboard. Upvc double glazed window to rear aspect, part glazed stable door to rear access. Cupboard housing gas fired boiler.

First Floor Landing
Providing access to bedrooms and bathroom.

Bedroom One
13' 4" X 11' 11" (4.07m X 3.64m)
Two Upvc double glazed windows to front aspect, radiator, exposed wooden flooring.

Bedroom Two
8' 0" X 9' 11" (2.44m X 3.03m)
Upvc Double glazed window to rear aspect, radiator, timber floorboards.

Bathroom
6' 9" X 5' 0" (2.08m X 1.54m)
White suite of panel bath with separate shower over, pedestal wash hand basin, low level W/C, tiled flooring, radiator, Upvc double glazed window to rear aspect.

Rear Garden
The property benefits from enclosed tiered rear gardens with several seating and entertaining areas, lawn areas, established planting and steps leading to additional garden space.

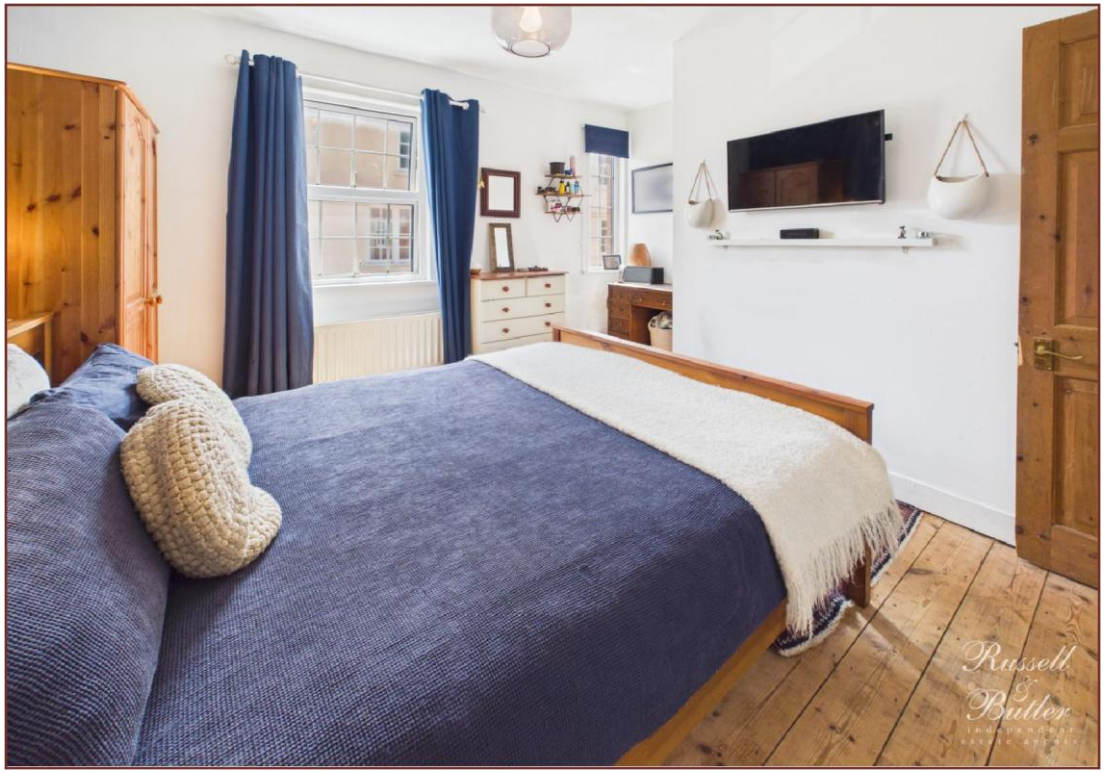
Please Note
Council Tax Band A
EPC Rating E
Construction type: Standard.
Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas fired boiler supplying both domestic hot water and radiator central heating. There is a rear pedestrian right of way
BROADBAND/MOBILE COVERAGE: Standard, 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: On Street
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.



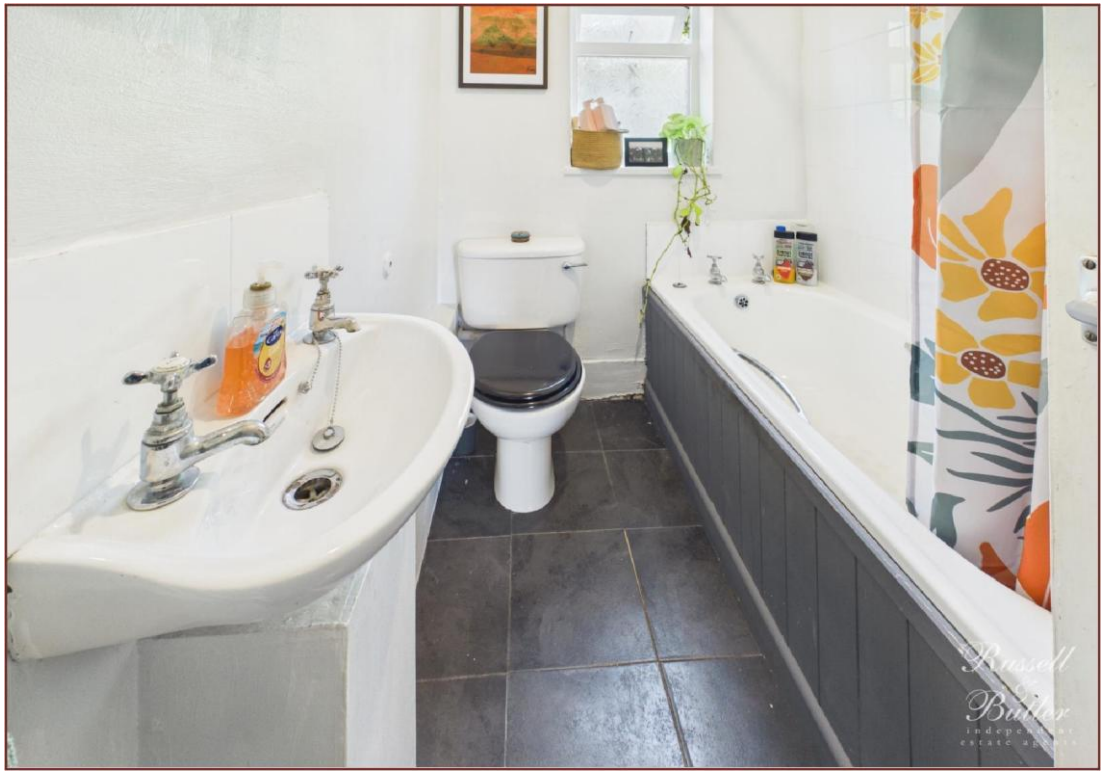






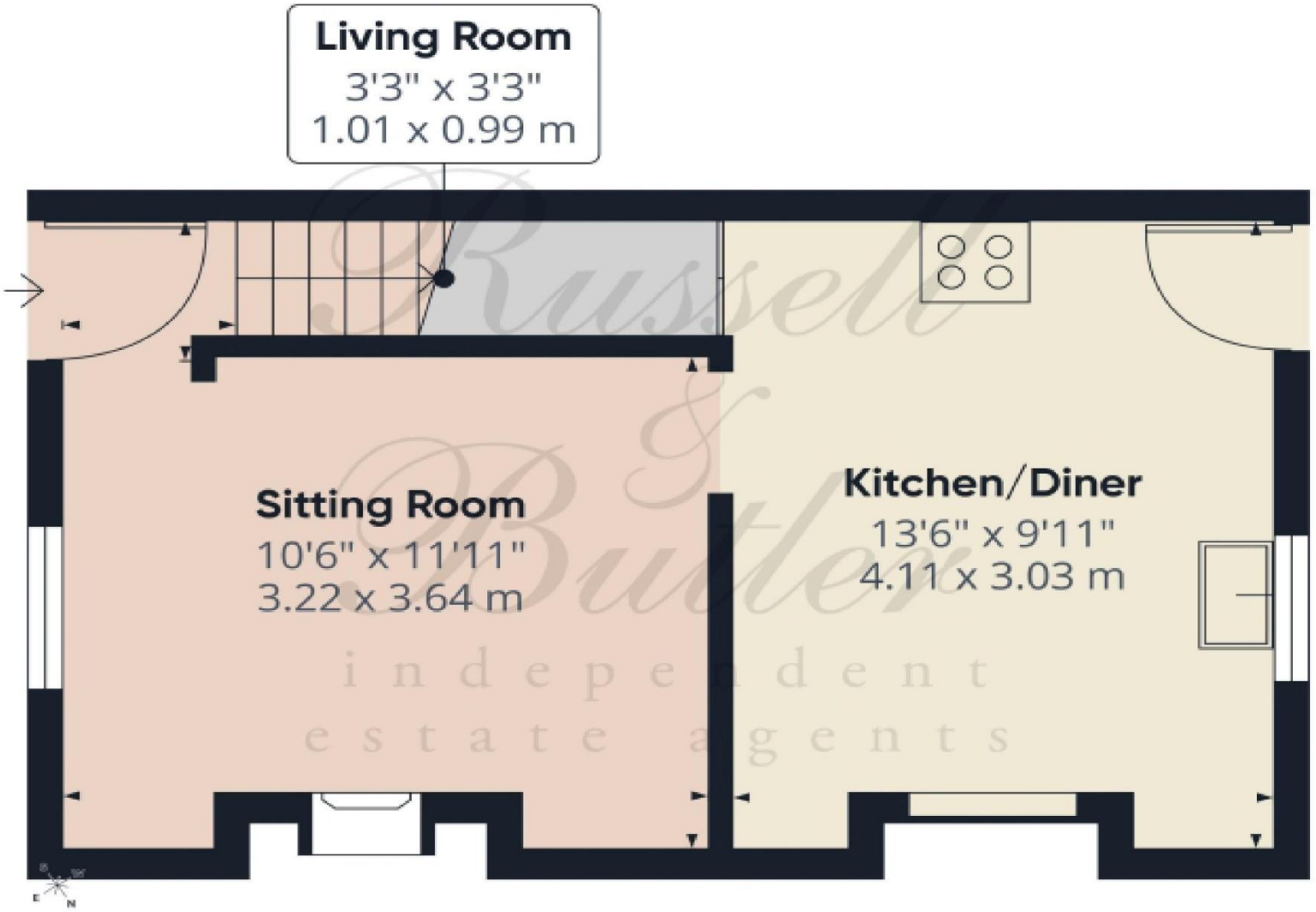

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Floor 0

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Approximate total area(1)

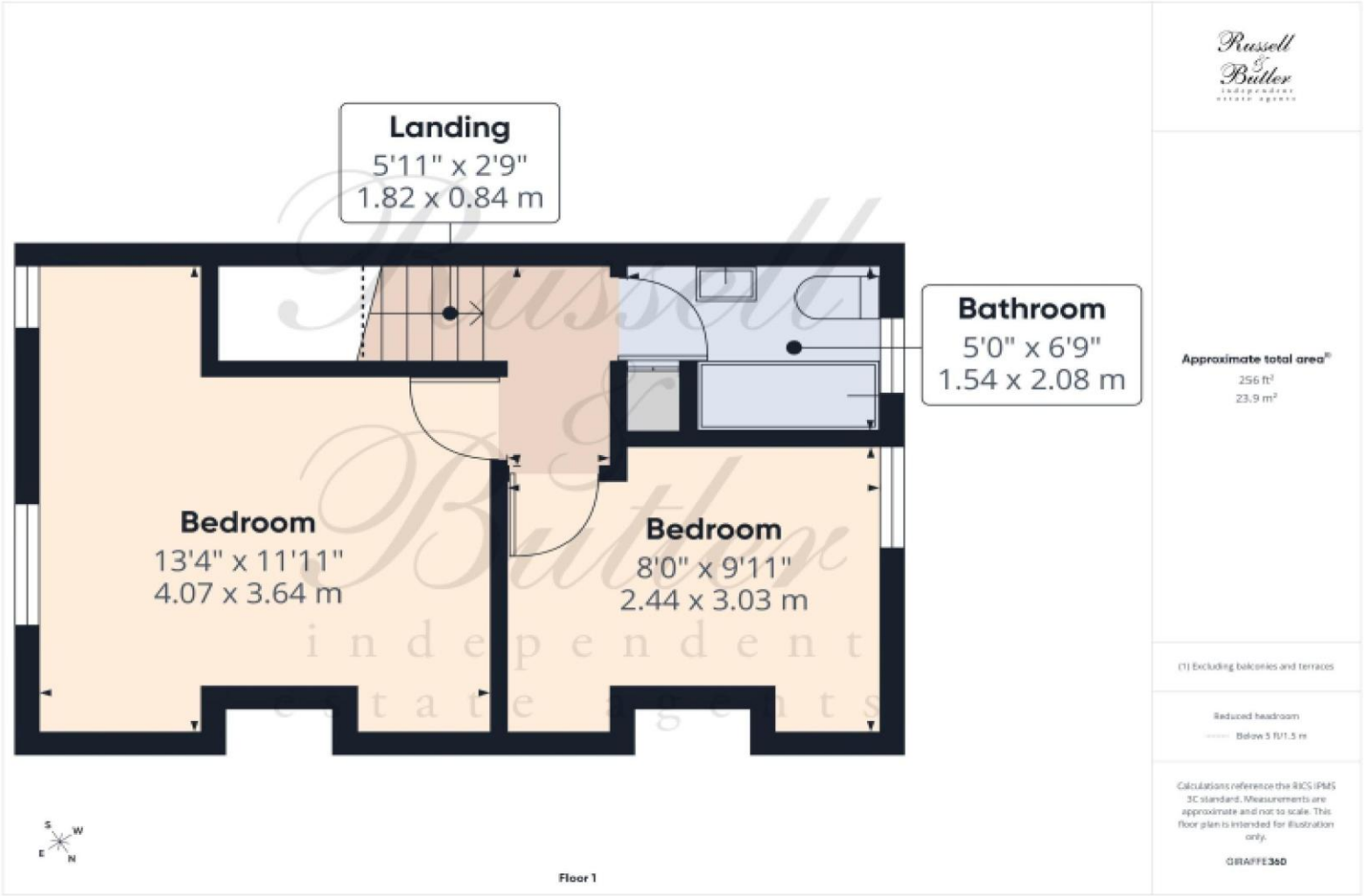
282 ft²

26.3 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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