

*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

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**14 Deerfield Close, Buckingham, MK18 7ET**

**£174,950 Freehold**

A one bedroom house situated on the popular Badgers development, the property would make an ideal first buy or investment purchase. The property benefits from a good sized rear garden, gas to radiator central heating and plenty of off-road parking to the front of the property. The accommodation fully comprises: Entrance hall with storage, lounge with access to the rear garden, kitchen, double bedroom and white bathroom suite with electric shower over the bath. Enclosed rear garden laid to patio and lawn and gated side access. NO ONWARD CHAIN.



## **Entrance**

Door to;

## **Entrance Porch**

Built in storage cupboard, radiator, tiled floor, door to:

## **Lounge 14' 7" x 10' 11" (4.45m x 3.34m max)**

Upvc double glazed window to side aspect, door to rear, radiator, coving to ceiling.

## **Kitchen 10' 8" x 5' 9" (3.24m x 1.74m)**

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, worktop over, tiling to splash areas, space for white goods, radiator, gas fired boiler, tiled floor.

## **Bedroom 11' 5" x 10' 11" (3.48m x 3.32m max)**

Window to front aspect, radiator.

## **Bathroom**

White suite of panel bath with 'Triton' shower over, tiling to splash areas, pedestal wash hand basin, low level wc, storage cupboard, heated towel rail, window to front aspect, access to lost space.

## **Outside**

### **Front Aspect**

Parking to front, path leading to property entrance, outside light.

### **Rear Garden**

Two paved patio areas, laid to lawn, gated side access.

## **Please Note**

All main services connected.

## **N.B**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

## **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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk).



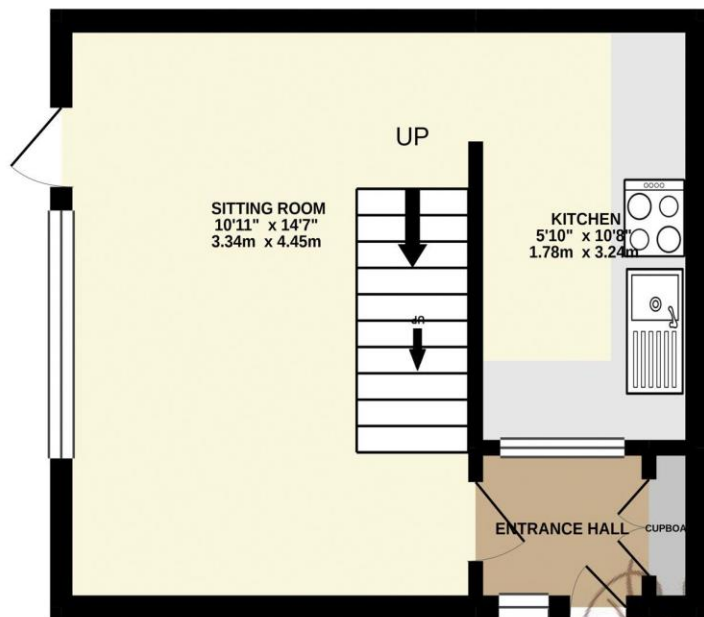




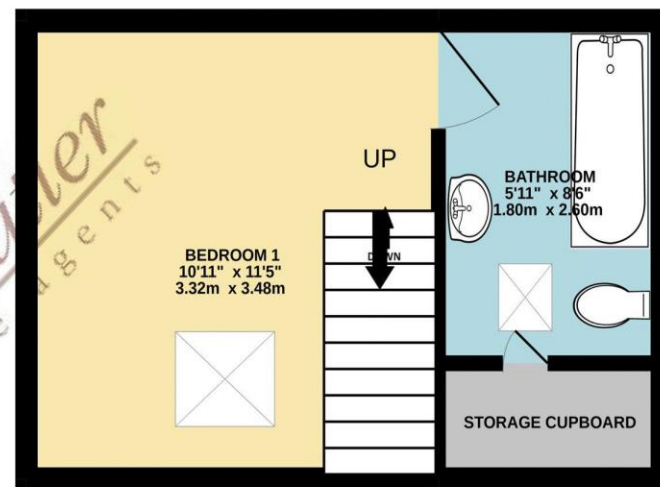




GROUND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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