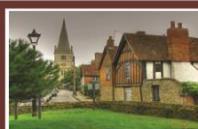




17 Bobbins Way, Buckingham, MK18 7SA

£389,995 Freehold

A FOUR bedroom family home WELL SITUATED with COUNTYSIDE VIEWS to the side of the property, plenty of STORAGE throughout including BUILT IN WARDROBES in three of the bedrooms, downstairs WC, ENSUITE , GARAGE with power connected and rear garden with GATED ACCESS, artificial grass & paved patio. The property is within WALKING DISTANCE of local amenities, 'Lace Hill Academy' and the 'Royal Latin GRAMMAR School'. The accommodation fully comprises: Entrance Hall, cloakroom, KITCHEN/BREAKFAST room, lounge/diner with STORAGE and patio doors leading onto the rear garden, landing with airing cupboard, bedroom two and three, family bathroom, stairs leading up to a HUGE master bedroom which benefits from AIR CONDITIONING and en-suite shower room. Outside there is a rear garden, garage, and driveway. EPC Rating B.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

Low level WC, pedestal wash hand basin with mono bloc mixer, tiling to splash areas, radiator.

Kitchen/Breakfast Room

12' 2" x 8' 1" (3.70m x 2.46m)

A range of base and eyelevel units, one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, work top over, a range of integrated white goods, five ring gas hob with splash back, built in oven with extractor hood over, built in drinks cooler, radiator, Upvc double glazed window to front aspect, cupboard housing boiler.

Sitting Room

18' 7" x 15' 0" (5.67m max x 4.57m max)

Upvc double glazed French doors to rear aspect, two radiators, under stairs storage cupboard.

First Floor Landing

Airing cupboard housing hot water tank, stairs rising to second floor.

Bedroom Two

14' 5" x 8' 3" (4.39m max (to rear of wardrobe) x 2.52m)

Built in wardrobes, radiator, Upvc double glazed window to rear aspect.

Bedroom Three

12' 2" x 8' 3" (3.72m max (to rear of wardrobe) x 2.52m)

Built in wardrobes, radiator, Upvc double glazed window to front aspect.

Bedroom Four

9' 1" x 6' 6" (2.77m x 1.97m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with mixer tap, shower over, shower screen as fitted, pedestal wash hand basin with mixer tap, tiling to splash areas, low level WC, Upvc double glazed window to front aspect, radiator, downlighters.

Second Floor Landing

Built in storage cupboard, radiator.

Master Bedroom

22' 8" x 11' 2" (6.90m max (to rear of wardrobe) x 3.40m max)

Air conditioning to master bedroom. Upvc double glazed window to rear aspect, two radiators, built in wardrobes, access to loft space,

En-suite

Fully tiled double width walk in shower, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, heated towel rail, downlighters.

Outside

Front Aspect

Path leading to property entrance, grass, and gravel areas to front, outside light.

Rear Garden

Paved patio with artificial grass, gated rear access, outside tap, storage shed.

Single Garage

Power and light connected, up and over door, eaves storage space, door to side.

Please Note

All main services connected.

EPC rating: B

Council Tax Band: E

Service charge approx. £230 per annum.

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.

N.B.

Measurements on floor plan are approximate 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 where the measurements are shown both in imperial and metric.

Energy performance certificate (EPC)

17, Bobbins Way BUCKINGHAM MK18 7SA	Energy rating B	Valid until: 6 October 2026
	Certificate number: 0338-8930-7320-4476-7954	

Property type

Semi-detached house

Total floor area

111 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

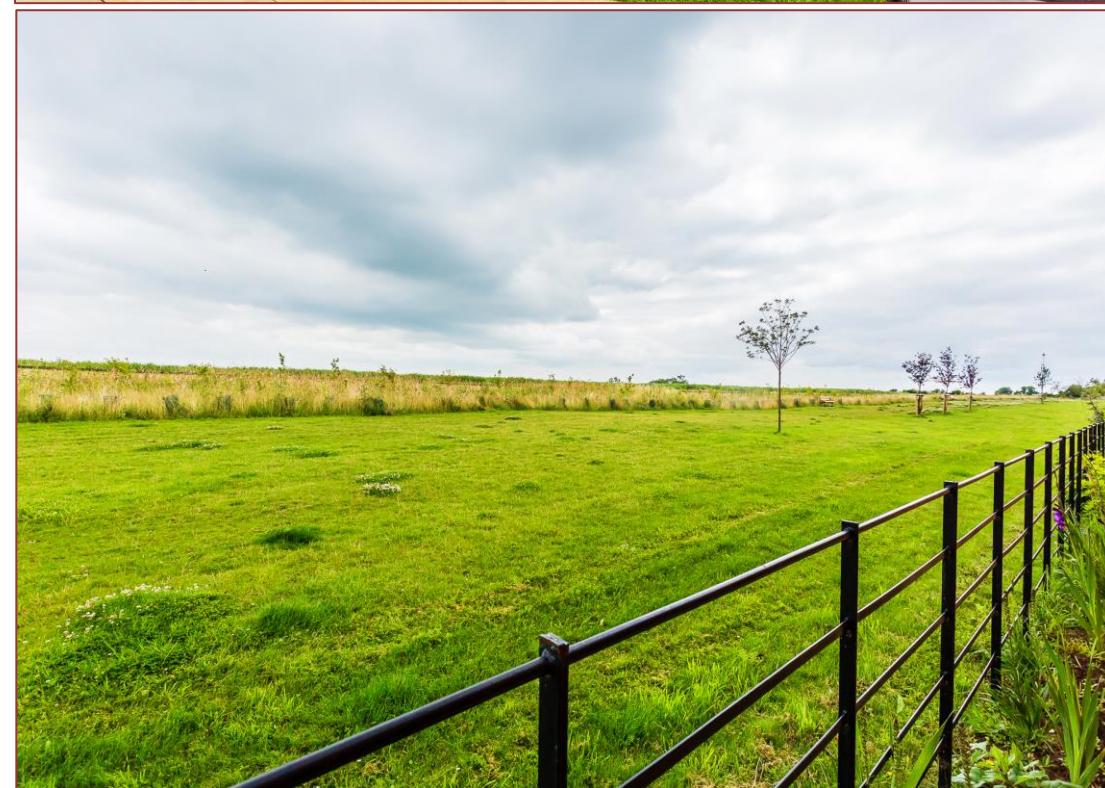
Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

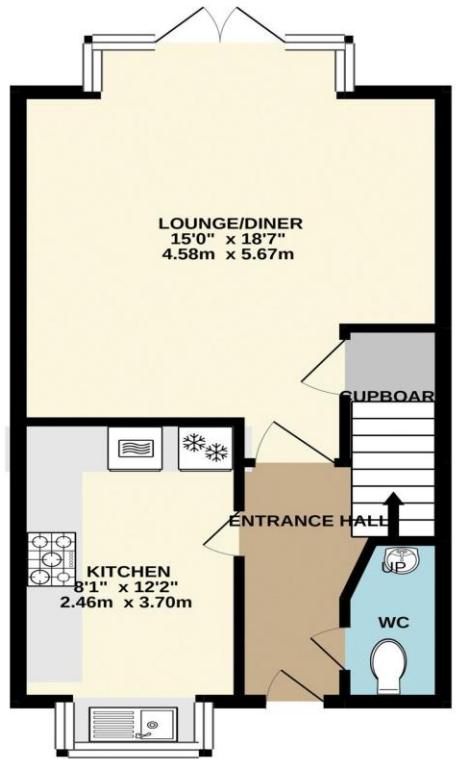
[See how to improve this property's energy performance.](#)



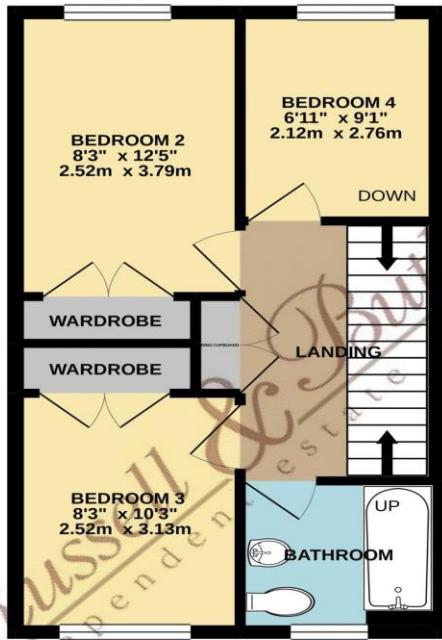




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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