

Russell & Butler
independent estate agents

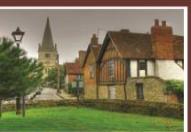
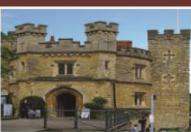
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
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23 Badgers Way Buckingham MK18 7EG

£299,995 Freehold

We are delighted to offer for sale, this immaculate 3 bedroom semi detached home situated on the popular Badgers development. The property benefits further from being in catchment and walking distance to both Bourton Meadow Academy and the Royal Latin Grammar Schools, a conservatory addition, a re-fitted kitchen, gas to radiator central heating and Upvc double glazing throughout. Accommodation comprises: entrance hall, lounge/diner with double doors leading to the conservatory and kitchen. On the first floor: landing, three bedrooms and family bathroom. There is a driveway to the front providing off road parking and an enclosed southerly facing garden to the rear, approx 60ft in length and a detached single garage. EPC rating C.



Entrance

Upvc double glazed door to:

Entrance Hall

Stairs rising to first floor, door to:

Lounge/Diner

23' 0" x 12' 2" (7.00m x 3.71m)

maximum width. Upvc double glazed window to front aspect, two radiators, double doors leading to conservatory.

Conservatory

12' 2" x 7' 11" (3.72m x 2.42m)

Two radiators, ceramic tiled floor, Upvc double glazed French doors to rear garden.

Kitchen

11' 0" x 7' 4" (3.36m x 2.23m)

Re-fitted to a high standard to comprise, inset stainless steel sink unit, monobloc mixer tap, cupboard under, a further range of wall, base and drawer units with work tops over, integrated fridge, integrated dishwasher, Upvc double glazed window and door to rear garden, integrated hob and electric oven, extractor hood over, 'Potterton' gas fired boiler supplying both domestic hot water and radiator central heating, Amtico flooring, radiator. Under stair storage cupboard

First Floor Landing

Access to loft space with loft ladder, coving to ceiling, airing cupboard housing hot water tank.

Bedroom One

8' 6" x 11' 7" (2.58m x 3.52m)

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

Bedroom Two

10' 6" x 7' 10" (3.20m x 2.38m)

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Three

7' 7" x 8' 8" (2.30m x 2.64m)

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Family Shower Room

5' 9" x 6' 7" (1.74m x 2.00m)

Refitted to a high standard to comprise walk in double width shower with power shower, wash hand basin, low level wc, with built in cupboards under, radiator, Upvc double glazed window to rear aspect, ceramic tiling to all walls, extractor fan.

Front Garden

Driveway providing off road parking, gated access to rear garden, laid to shingle for ease of maintenance.

Rear Garden

60ft. Approx, designed for ease of maintenance and southerly aspect, paved patio, outside tap, fully enclosed by panel fencing.

Garage

19' 0" x 8' 10" (5.80m x 2.69m)

Single garage, up and over door, Upvc double glazed window to side and door to rear garden, light and power connected.

Please Note

All mains services connected. EPC rating C

Council tax: C

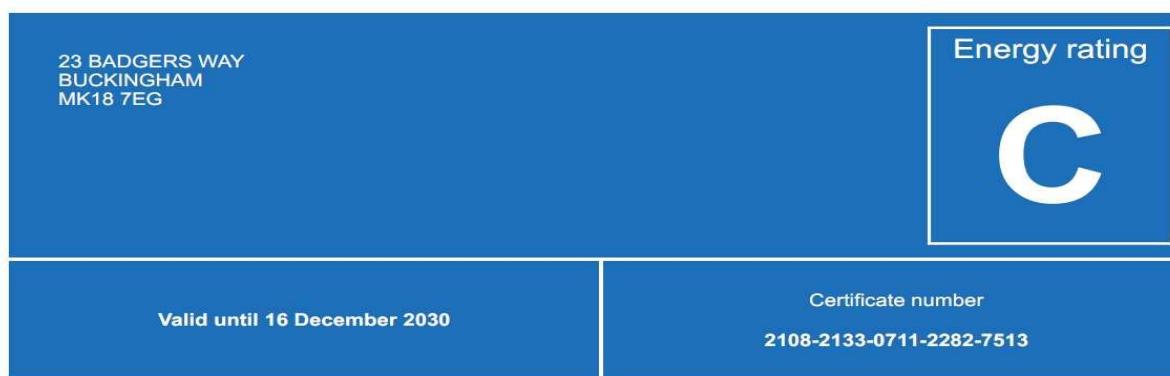
N.B. Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

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.

Energy performance certificate (EPC)

**Property type**

Semi-detached house

Total floor area

69 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 C. It has the potential to be B.

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







GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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 not be used as such by any prospective purchaser. The plan is not to scale. Apparatus 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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