

5 Linen Lane

Buckingham | Buckinghamshire





5 Linen Lane

5 Linen Lane
Buckingham
Buckinghamshire
MK18 7RX

£1,045 Per Calendar Month

- Large semi-detached
- Two double bedrooms
- Quiet cul-de-sac location
- Open plan kitchen, lounge and dining area
- Downstairs wc / cloakroom
- Off road parking for two cars
- Low maintenance garden with shed
- Small pet considered
- Unfurnished
- AVAILABLE NOW



A modern, exceptionally well presented two double bedroom semi-detached house, situated in a quiet cul-de-sac lane on this sought after development. Benefiting from an enclosed rear garden, shed and off road parking for two cars.

Accommodation comprises

Entrance hall, downstairs WC / cloakroom, good sized open plan kitchen / dining / living with French doors leading to decked area, garden and a further patio, first floor landing, two double bedrooms and family bathroom with shower above bath. **AVAILABLE NOW**

Entrance

White UPVC double glazed door to Entrance Hall. Panel radiator.

Entrance Hall

Coir mat, doors to living room and WC. Pendant light. Consumer unit. Panel radiator.

Downstairs WC

Low level W.C. Pedestal hand wash basin. Ceramic tiled flooring. Pendant light. Frosted window to front aspect with UPVC double glazing. Panel radiator.

Lounge

14' 5" x 13' 3" (4.40m X 4.03m)

Stairs rising to first floor. Three double panel radiators. Built in under stairs storage cupboard. Pendant lighting. Television point. UPVC double glazed French doors leading to decked patio.

Kitchen

11' 4" x 10' 1" (3.45m X 3.07m)

Ceramic tiled floor. Kitchen comprising sink with mono-block tap, a range of fitted modern white gloss units with a built-in oven / grill, four ring gas hob, extractor hood, integrated fridge freezer and a built-in washing machine. Inset down lighters. Window to front aspect with UPVC double glazing.

First Floor Landing

Loft access. Pendant light, access to all bedrooms and family bathroom.

Bedroom One

13' 3" x 11' 4" (4.05m X 3.45m)

Double bedroom with built in storage cupboard. Window to front aspect with UPVC double glazing. Pedant light. Panel radiator.

Bedroom Two

13' 3" x 9' 1" (4.05m X 2.77m)

Double bedroom with freestanding quadruple wardrobe. Window to rear aspect with UPVC double glazing. Pedant light. Panel radiator.

Family Bathroom

6' 11" x 6' 5" (2.12m x 1.95m)

Fully tiled bathroom with power shower over bath having centred mixer taps, glazed screen. Low level W.C. Pedestal wash hand basin. Extractor fan. Chrome ladder heater towel rail. Inset down lighters. Frosted window to side aspect with UPVC double glazing.

Outside

Enclosed larger than average rear garden mainly laid to lawn with decking area and a separate patio area for extra entertainment. Outside water supply. There is a large garden shed and gated side access leading to a block paved driveway to the side of the property providing off road parking for two vehicles. The front of the property is laid with ornamental gravel area and box privet hedging and pathway to front door.

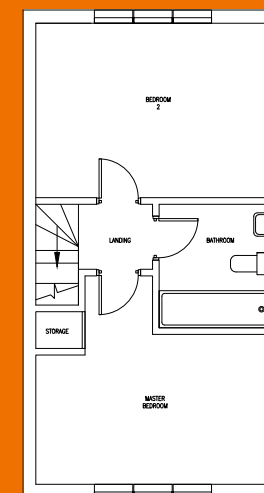
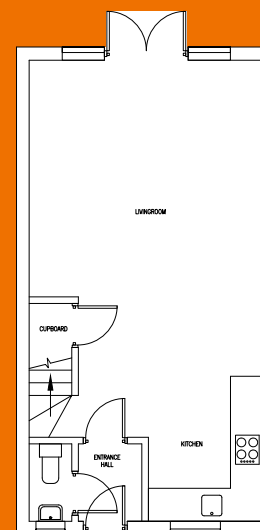
All mains services connected.

EPC Rating B

Council tax band C - Aylesbury Vale

No housing benefit claimants or students can be considered due to a restriction in the landlord's mortgage

A small pet would be considered on a case by case basis, please ask for details.





This property is being offered directly by the Landlord (Buckingham Landlord) who has a large portfolio of rental properties in and around the Buckingham area. The Landlord is a member of the National Landlords Association (NLA) providing peace of mind when renting your next home.

Tenants deposit money is secured via the Deposit Protection Service. A custodial scheme approved by the Government - guaranteeing the safety of the deposit.

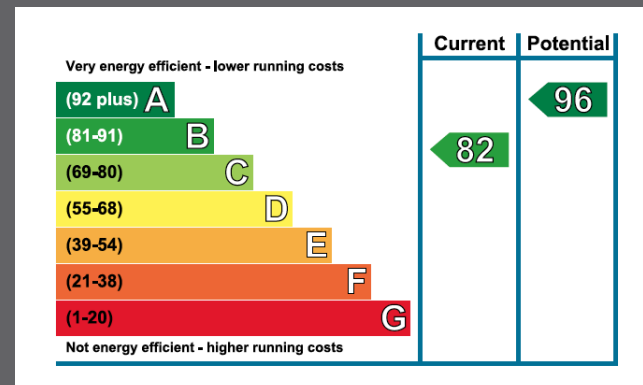
These particulars do not constitute part or all of an offer or contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available. Before you enter into any tenancy for one of the landlords properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents. It is strongly suggested you ask for an explanation before signing any documents. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

Holding Payment - One week's rent. This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy rent under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

During the tenancy (payable to the provider by the tenant) if permitted and applicable - Utilities-gas, electricity, water. Communications- telephone and broadband. Installation of cable/satellite. Subscription to cable/satellite supplier. Television licence. Council tax

For all other permitted payments, please refer to relevant government legislation.



Further Information



BUCKINGHAM
LANDLORD

01869 350003
office@buckinghamlandlord.com
www.buckinghamlandlord.com