



**Connells**

Needlepin Way  
Buckingham



## Property Description

A well-presented FOUR BEDROOM TOWN HOUSE set on the ever popular Lace Hill development within walking distance of local shops and schools.

The ground floor accommodation comprises: Entrance hallway, WC, cloakroom, kitchen, lounge/diner, landscaped garden, driveway and a garage.

The first floor accommodation includes: two double bedrooms, one single bedroom, and the main family bathroom.

The Second Floor houses the master bedroom and an en-suite shower room.

### LOCATION

Buckingham is a thriving market town offering a wealth of history and beautiful architecture. Local schooling facilities are all close at hand including the Royal Latin Grammar school. Private schooling can be found at Stowe (c.5 miles). The commuter is easily satisfied with good road links to the M40, M1 and A43 and rail links to London (Euston & Marylebone) with journey times of under an hour.

### LOCAL AMMENITIES

Buckingham has a variety of restaurants and pubs, typical of a market town. It has a number of local shops, both national and independent. Market days are Tuesday and Saturday which take over Market Hill and the High Street cattle pens.

## Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.

**Entrance Hall**

**Cloakroom**

**Kitchen**

12' 1" x 8' ( 3.68m x 2.44m )

**Sitting Room**

15' 2" x 14' 5" ( 4.62m x 4.39m )

**Bedroom 2**

14' 6" x 8' 4" ( 4.42m x 2.54m )

**Bedroom 3**

12' 4" x 8' 4" ( 3.76m x 2.54m )

**Bedroom 4**

8' 11" x 6' 4" ( 2.72m x 1.93m )

**Bathroom**

**Master Bedroom**

11' 6" x 10' 8" ( 3.51m x 3.25m )

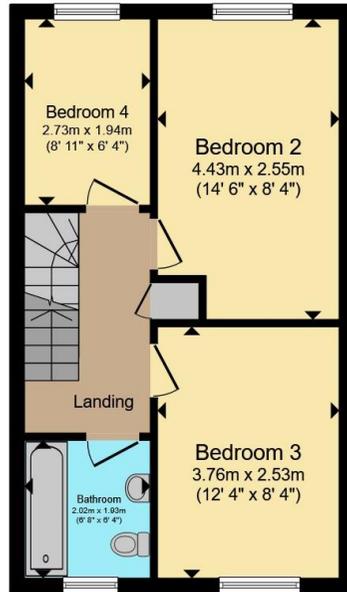
**Walk In Wardrobe**

**En Suite**

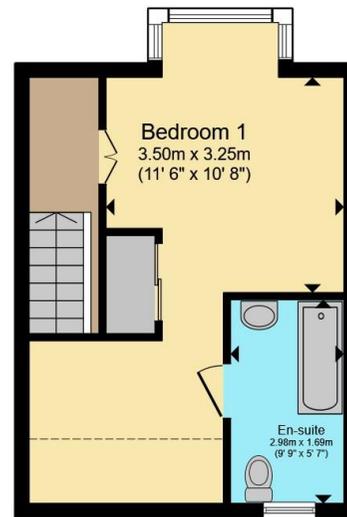




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 108.4 m<sup>2</sup> (1,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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2 West Street  
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EPC Rating: B Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUK307959](http://connells.co.uk/Property/BUK307959)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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