



2 Water Stratford Road, Tingewick MK18 4PA
£244,995 Freehold

Positioned on the Water Stratford Road in the desirable village of Tingewick, a charming 2 bedroom terraced cottage offered for sale with no onward chain. This lovely cottage has a wealth of character features such as exposed beams and a fireplace with wood burning stove.

The accommodation comprises: Sitting room, kitchen with appliances, two bedrooms and ground floor bathroom. the property further benefits from gas to radiator central heating and UPVC double glazing, a rear courtyard and separate garden with large timber storage shed, and allocated parking for two vehicles. EPC Rating C. No onward chain.



2 Water Stratford Road, Tingewick, Buckinghamshire, MK18 4PA

Entrance

Upvc double glazed door to:

Sitting Room 11' 8" x 10' 2" (3.55m x 3.10m)

Feature fireplace with wood burning stove, radiator, television point, exposed ceiling beams, Upvc double glazed window to front aspect, open through to small dining area with stairs rising to the first floor.

Kitchen/Breakfast Room 11' 10" x 9' 10" (3.60m x 2.99m)

Fitted to comprise inset stainless steel one and a quarter sink unit with mono bloc mixer taps, cupboard under, a further range of base and eye level units, rolled edged work tops over, ceramic tiling to splash areas, Upvc double glazed window and door to rear aspect, Quarry tiled floor, built in electric oven with hob over, space and plumbing for automatic washing machine, space for fridge freezer, radiator, downlighters, coving to ceiling.

Ground Floor Bathroom

White suite of panel bath with electric shower over, low level W/C, pedestal wash hand basin, extractor fan, stainless steel ladder heater towel rail, ceramic tiling to splash areas.

First Floor Landing

Giving access to bedroom accommodation.

Bedroom 1 11' 0" x 9' 11" (3.35m x 3.02m)

Having the advantage of built in triple wardrobes, Upvc double glazed window to front aspect, radiator.

Bedroom 2 9' 2" x 6' 9" (2.79m x 2.06m)

Radiator, Upvc double glazed window to rear aspect.

Outside

Off road parking for two cars, fully enclosed garden with timber fencing, laid to shingle, paved patio large timber shed and additional shed, pedestrian rear access to rear courtyard garden which is fully enclosed.

Agents Note

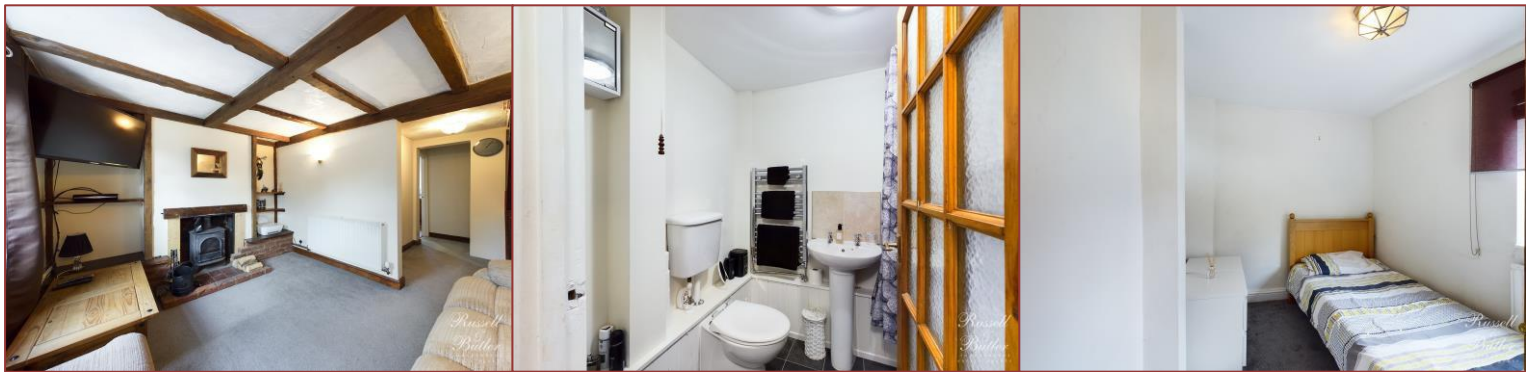
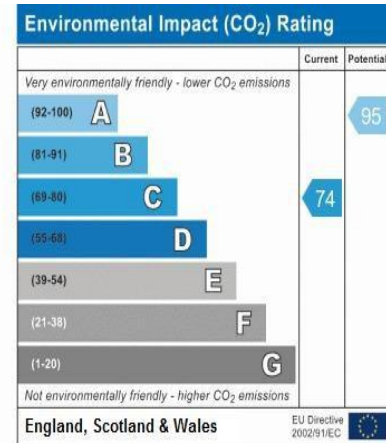
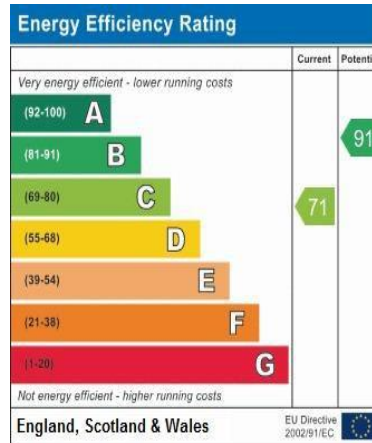
All main services are connected.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Hannah Parker. Hannah 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 Hannah on 01280 815999 or 07852 168393 Alternatively, you can email hannah.parker@mab.org.uk

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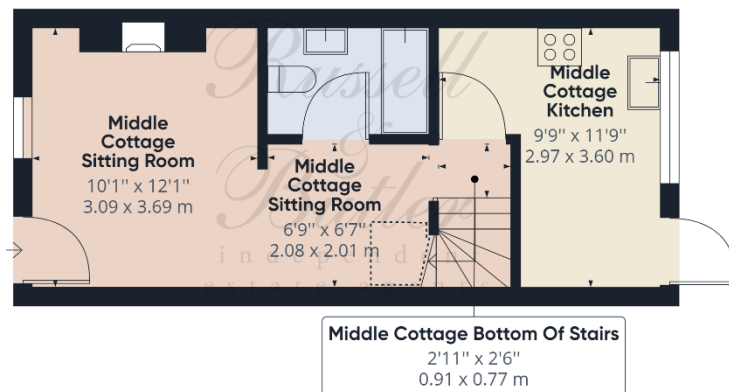
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.



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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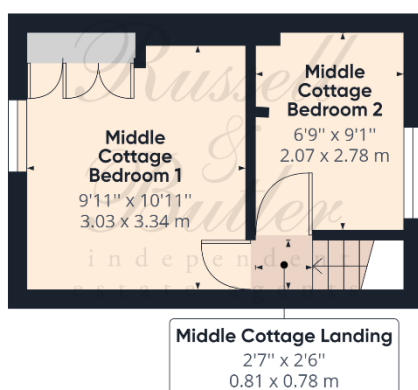
Floor 0 Building 1

Approximate total area⁽¹⁾

504.87 ft²
46.90 m²

Reduced headroom

6.48 ft²
0.60 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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