

Russell & Butler

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Edmund Lane, Tingewick , MK18 4NF

Asking Price £289,995.00 Freehold

A two double bedroom semi detached property set back on a no through road overlooking a lovely park in the village of Tingewick. The property benefit's further from having two allocated parking spaces and an enclosed south facing rear garden. Accommodation comprises: Entrance hall, ground floor cloakroom, kitchen, sitting room with door leading out onto the patio and rear garden, on the first floor, landing, two double bedrooms and family bathroom. The rear garden is south facing and there are two allocated parking spaces to the front. Gas to radiator central heating and double glazed throughout. EPC rating B.



Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, Kardean flooring, Upvc double glazed window to front aspect, radiator.

Cloakroom

7' 4" X 3' 11" (2.25m X 1.20m)

White suite of low flush w/c , pedestal wash hand basin, ceramic tiled floor , radiator, extractor fan.

Sitting Room

10' 6" X 14' 0" (3.22m X 4.28m)

Upvc double glazed window and door to rear garden, radiator, Kardean flooring.

Kitchen/Breakfast Room

9' 6" X 11' 5" (2.90m X 3.48m)

Fitted to comprise inset stainless steel sink unit, cupboard under, a further range of wall and base units, work tops over, space and plumbing for washing machine, built in electric oven, gas hob with extractor hood over, double radiator, Upvc double glazed window to front aspect overlooking a lovely park, wall mounted Potterton gas boiler supplying both domestic hot water and radiator central heating , space for tall fridge freezer, ceramic tiled flooring.

First Floor Landing

Storage cupboard, access to loft space.

Bedroom One

7' 7" X 14' 0" (2.33m X 4.29m)

Two Upvc double glazed windows to front aspect overlooking a park/green space, radiator.

Bedroom Two

8' 8" X 14' 0" (2.66m X 4.29m)

Two Upvc double glazed windows to rear aspect, radiator.

Family Bathroom

7' 10" X 8' 0" (2.41m X 2.44m)

White suite of pedestal wash hand basin, panel bath with separate shower over, glazed screen, low level w/c, ceramic tiling to splash areas, ceramic tiled flooring, Upvc double glazed window to side aspect, light and shaver point, extractor fan

Front Aspect

Two allocated parking spaces in the front of the property .

Rear Garden

A fully enclosed south facing rear garden with paved patio, sun canopy, storage shed, artificial lawn area, enclosed by panel fencing and gated side access, outside lighting.

Please Note

All mains services connected.

EPC Rating: B

Council Tax Band: C

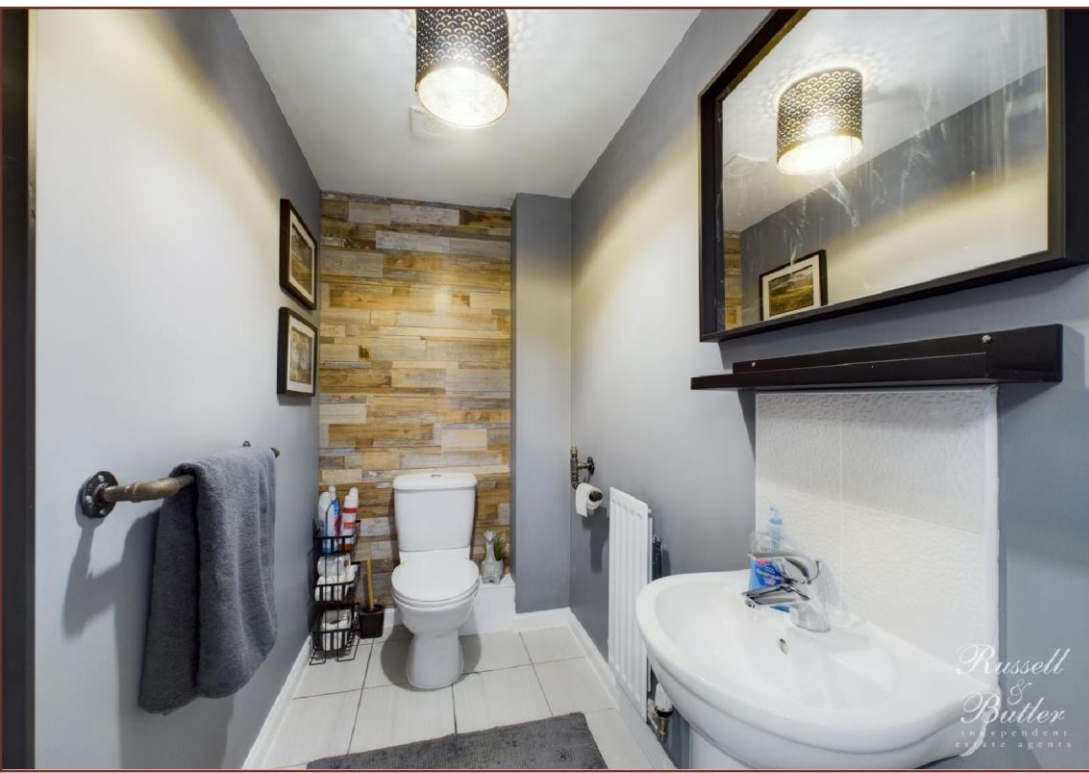
Annual management charges approx £600 per annum

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 us for further information.

N.B.

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.



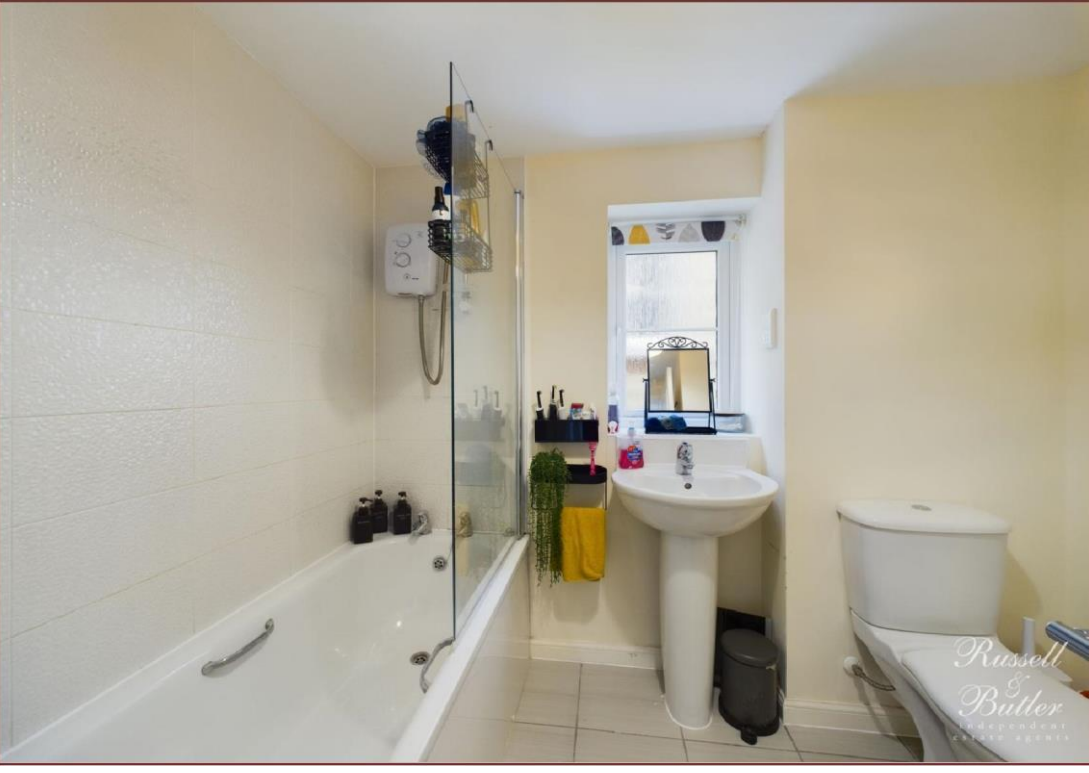
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate 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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