

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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*Russell
& Butler*

Stowe View, Tingewick, MK18 4NY

Asking Price £299,995

A spacious three bedroom mid-terraced house situated in this popular village with fabulous paddock views to the rear. The property has the benefits of: Gas to radiator central heating, UPVC double glazed windows, off road parking, cloakroom and private rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen, first floor landing, three bedrooms, bathroom, useful workshop/storage room and gardens to front and rear. NO ONWARD CHAIN. Council Tax Band C. Energy Rating D.



Entrance

UPVC double glazed entrance door to:

Entrance Hall

Double radiator. Under stairs storage cupboard. Wood laminate flooring.

Cloakroom

White suite comprising: Low level W.C. Wash hand basin. Wood laminate flooring. UPVC double glazed window to side aspect.

Sitting Room 13' 6" X 12' 0" (4.14m X 3.67m)

Maximum.

Adam style open fireplace with gas fire point. Double radiator. Wood laminate flooring. Two upvc double glazed windows to front and side aspects.

Kitchen 11' 11" X 8' 11" (3.65m X 2.72m)

Inset single drainer stainless steel sink unit with cupboard under. Further range of base and eye level units, rolled edged work surfaces. Four burner gas hob with electric oven under, extractor canopy over. "Worcester" gas fired boiler serving central heating and domestic hot water. Plumbing for automatic washing machine. Radiator. UPVC double glazed window to rear aspect. Casement door to garden.

First Floor Landing

Access to loft space with partial boarding.

Bedroom One 13' 7" X 12' 0" (4.15m X 3.68m)

Double radiator. Two UPVC double glazed windows to front and side aspects. Wood laminate flooring.

Bedroom Two 11' 2" X 9' 1" (3.42m X 2.79m)

Double radiator. Two UPVC double glazed windows to front & rear aspects. paddock views to rear.

Bedroom Three 8' 9" X 6' 9" (2.68m X 2.06m)

Radiator. Airing cupboard housing hot water tank and immersion heater. Storage cupboard over. UPVC double glazed window to rear aspect with paddock views.

Bathroom 7' 6" X 4' 11" (2.29m X 1.51m)

White suite comprising: Panel bath with mixer tap and shower attachment, power shower and glazed screen, Wash hand basin. Low level W.C. Ceramic tiled splash areas. Radiator. UPVC double glazed window to side aspect.

Outside

Front Garden

Laid to lawn with concrete drive providing parking for two cars. Door to integral workshop/storage room with power and light connected door to rear garden.

Rear Garden

Laid to lawn, enclosed by fencing and hedge. Private and backs onto paddock land.

Please Note

Council Tax Band: C.

EPC Rating: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking:

Driveway parking and on street.

Measurements on floor plan are approximate due to amongst other things wall thickness etc.

These are therefore not to be relied on.

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.







Approximate total area⁽¹⁾
433 ft²
40.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PM) 5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GBAFFE360



Floor 0



Approximate total area*
401 ft²
37.3 m²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC360

Floor 1



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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