

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

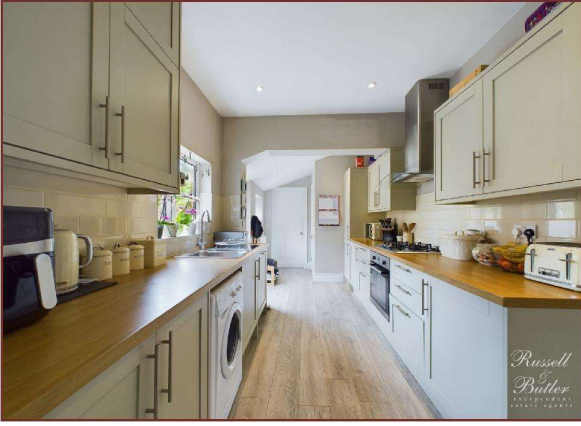
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1 Sunnyside Upper Street, Tingewick, MK18 4QF

Asking Price £385,000.00 Freehold

A fabulous three bedroom renovated Victorian cottage situated in a lovely location in this sought after village. The property has the benefits of gas to radiator central heating, double glazing, fitted kitchen with integrated appliances, three reception rooms and a nice sized rear garden. The accommodation comprises: Entrance hall, sitting room with wood burner, dining room, family room, kitchen, cloakroom, first floor landing with storage, three good sized bedrooms and first floor bathroom. Energy rating D. *****NO UPPER CHAIN*****.



Entrance

Composite entrance door to:

Entrance Hall

Radiator, wood laminate flooring, stairs rising to first floor.

Sitting Room

3.66m Max x 3.49m Max

Fireplace with log burner, radiator, Upvc double glazed window to front aspect.

Dining Room

3.71m Max , 3.31Min x 3.51m Max

Radiator, built in storage cupboard, cast iron fireplace, wood laminate floor, Upvc double glazed window to rear aspect.

Family Room

4.31m Max x 2.50m Max

Radiator, wood laminate floor, Upvc double glazed window to side aspect, Upvc double glazed French doors to rear garden, inset downlighters.

Kitchen

4.31m Max extending to 5.54m Max x 2.39m

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, five burner gas hob with extractor canopy over, electric oven under, integrated fridge/freezer, integrated dishwasher, plumbing for automatic washing machine(appliance not included), under stairs storage/pantry cupboard, wood laminate flooring, two Upvc double glazed windows to side aspect, Upvc double glazed door to garden, inset downlighters.

Cloakroom

White suite of wash hand basin, low flush W.C., radiator, extractor fan.

First Floor Landing

Access to loft space with ladder also housing gas fired combi boiler supplying both central heating and domestic hot water, linen cupboard with shelving,

Bedroom One

3.50m Max x 3.08m Max

Radiator, cast iron feature fireplace, Upvc double glazed window to front aspect.

Bedroom Two

3.52m Max x 2.94m Max

Radiator, cast iron feature fireplace, Upvc double glazed window to rear aspect.

Bedroom Three

2.69m Max x 2.52m Max

Radiator, Upvc double glazed window to rear and side aspect.

Family Bathroom

White suite of panel bath with mixer tap and shower over. glazed screen, pedestal wash hand basin, low flush W.C., ceramic tiling to splash areas, ladder towel radiator, extractor fan, inset downlighters, Velux window.

Front Garden

Enclosed by wrought iron railings, laid in part to single with flower and shrub boarders, gated side access to rear garden.

Rear Garden

Laid to lawn with good sized L-shaped paved patio, outside tap, outside light, fully enclosed by timber fencing.

Please Note

All mains services connected. EPC Rating: D Council tax band: D

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.

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.







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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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