

Russell & Butler

independent estate agents

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West Well Close, Tingewick, MK18 4QD.

Asking Price £350,000.00

A three bedroom extended semi detached bungalow, situated in a small cul-de- sac in this popular village. The property has the benefits of gas to radiator central heating, UPVC double glazing, fitted kitchen with oven & hob, bathroom with bath and separate shower cubicle, separate dining room, carport and good size attractive private rear garden, The accommodation comprises: Kitchen, sitting room, dining room, inner hall, bathroom, three bedrooms, carport and gardens. NO ONWARD CHAIN. Energy rating awaited.



Entrance

UPVC double glazed entrance door to Kitchen.

Kitchen

11' 9" X 11' 9" (3.60m X 3.60m)

Fitted to comprise: Inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Further range of base and eye level units. Rolled edged work surfaces. Ceramic tiled splash areas. Five burner gas hob. Extractor canopy. Split level electric oven & grill. Plumbing for automatic washing machine. Ceramic tiled floor. "Worcester" gas fired boiler serving central heating and domestic hot water. UPVC double glazed window to front aspect. UPVC double glazed door to side. Inset LED downlighting. Door to Inner Hall. Radiator.

Inner Hall

Radiator. Access to loft space. Large storage and coat cupboard.

Sitting Room

17' 10" X 11' 8" (5.45m X 3.57m)

Two radiators. UPVC double glazed window to front aspect. Door to:

Dining Room

10' 0" X 9' 4" (3.05m X 2.85m)

The owner currently chooses to use this room as a bedroom.
Radiator. Built in cupboard. UPVC double glazed window to rear aspect.

Bathroom

8' 7" X 5' 8" (2.64m X 1.75m)

White suite comprising: Panel bath with mixer tap and shower attachment. Glazed screen. Wash hand basin. Fully tiled shower cubicle. Low level W.C. Extractor fan. Ladder towel rail. UPVC double glazed window to side aspect.

Bedroom One

13' 9" X 9' 9" (4.20m X 2.98m)

Please note the owner has chosen to use this room as the Dining Room.
Radiator. UPVC double glazed window to rear aspect.

Bedroom Two

13' 8" X 8' 1" (4.19m X 2.48m)

Measurement to front of wardrobe.
Radiator. Range of fitted wardrobes. UPVC double glazed window to rear aspect.

Bedroom Three

2.70 Maximum x 2.59 Maximum L-shaped.
Radiator. UPVC double glazed window to side aspect.

Outside

Front Garden

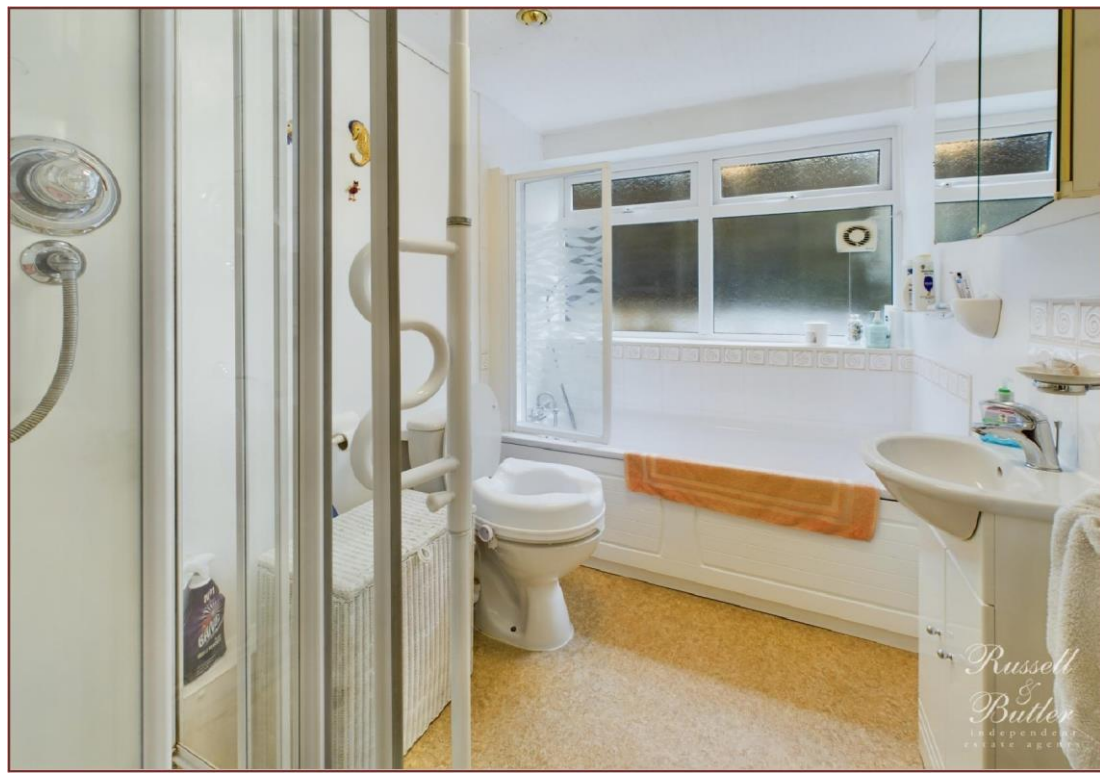
Open plan, laid to lawn. Walled shrub border. Path to entrance. Gated side access to rear garden with outside sink, outside tap and outside lighting.

Rear Garden

Laid in part to lawn, part paved patio with well stocked flower and shrub beds and borders. Timber shed. Timber summer house. Green house. Fully enclosed by timber fencing.

Please Note

All mains services connected.
Council Tax Band D.
Energy rating awaited.
Giga Clear super fast broadband available to install.
Carport is in a communal block opposite the bungalow.





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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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