

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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# Tingewick Road, Buckingham, MK18 1EE

Asking Price £299,995.00

Freehold

Situated with walking distance of Buckingham's town centre and university this two bedroom semi detached stone cottage is offered with a fitted kitchen including integrated appliances, double glazed windows (where specified), a garage with drive and an attractive cottage style rear garden. The accommodation comprises: Entrance lobby, entrance hall, cloakroom/utility room, kitchen/dining room, sitting room, first floor landing, two good sized double bedrooms, shower room, garage and garden. Energy rating F.



## **Entrance**

Solid wood entrance door to entrance lobby. Built in storage cupboard.

## **Entrance Hall**

Stairs rising to first floor, quarry tiled floor, night storage heater.

## **Cloakroom/Utility**

White suite of pedestal wash hand basin ,low level w/c, quarry tiled floor, Upvc double glazed door to rear aspect, plumbing for automatic washing machine, electric heater.

## **Sitting Room**

4.16m Max to chimney breast x 2.88m Max

Night storage heater, Upvc double glazed window to front aspect, archway from kitchen.

## **Kitchen/Diner**

4.33m Max x 2.78m Max

Fitted to comprise inset ceramic sink unit with mono bloc mixer tap and cupboard under. Further range of base and eye level units, straight edged work surfaces, ceramic tiles to splash areas. Two Upvc double glazed windows to rear access, Integrated fridge, Integrated dishwasher, Integrated freezer. Four ring induction hob with extractor over, single oven, night storage heater. Upvc double glazed door to side.

## **First Floor Landing**

Access to loft space, Upvc double glazed window to rear aspect.

## **Bedroom One**

4.32m Max x 2.90m Max

Night storage heater, Upvc double glazed windows to side and rear aspects.

## **Bedroom Two**

4.25m Max plus recess x 2.94m Max

Night storage heater, airing cupboard housing hot water tank and immersion heater. Upvc double glazed window to front aspect, access to loft space with house ventilation system.

## **Shower Room**

1.84m Max x 1.76m Max

White suite of fully tiled shower cubicle , pedestal wash hand basin, Low flush w/c, full and half ceramic tiling to three walls, ladder towel radiator, Upvc double glazed window to front aspect.

## **Rear Garden**

Laid to shingle and patio inset with flowers and shrubs. Gate to rear and driveway. Garden extends to side with covered decked seating area. Fully enclosed by timber fencing.

## **Garage**

To rear with double wooden doors, power and light. Eaves storage space. Personal door to side, velux window.

## **Please Note**

All mains services connected.

EPC Rating: F

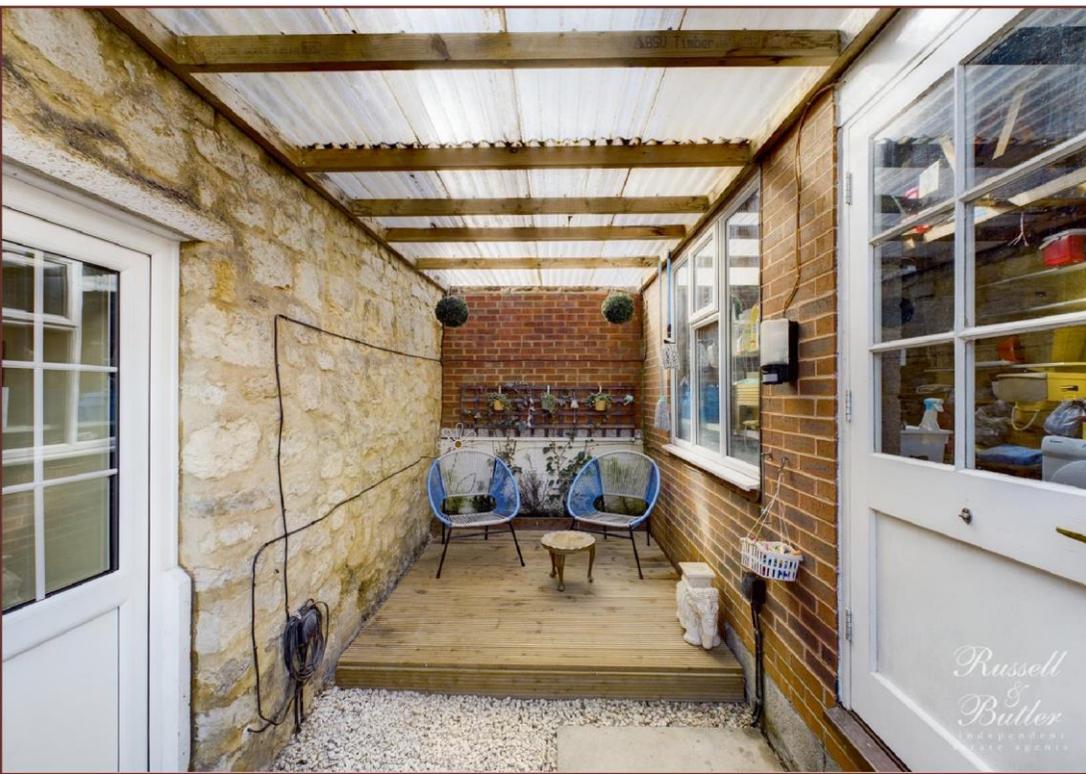
Council Tax Band: D

## **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.

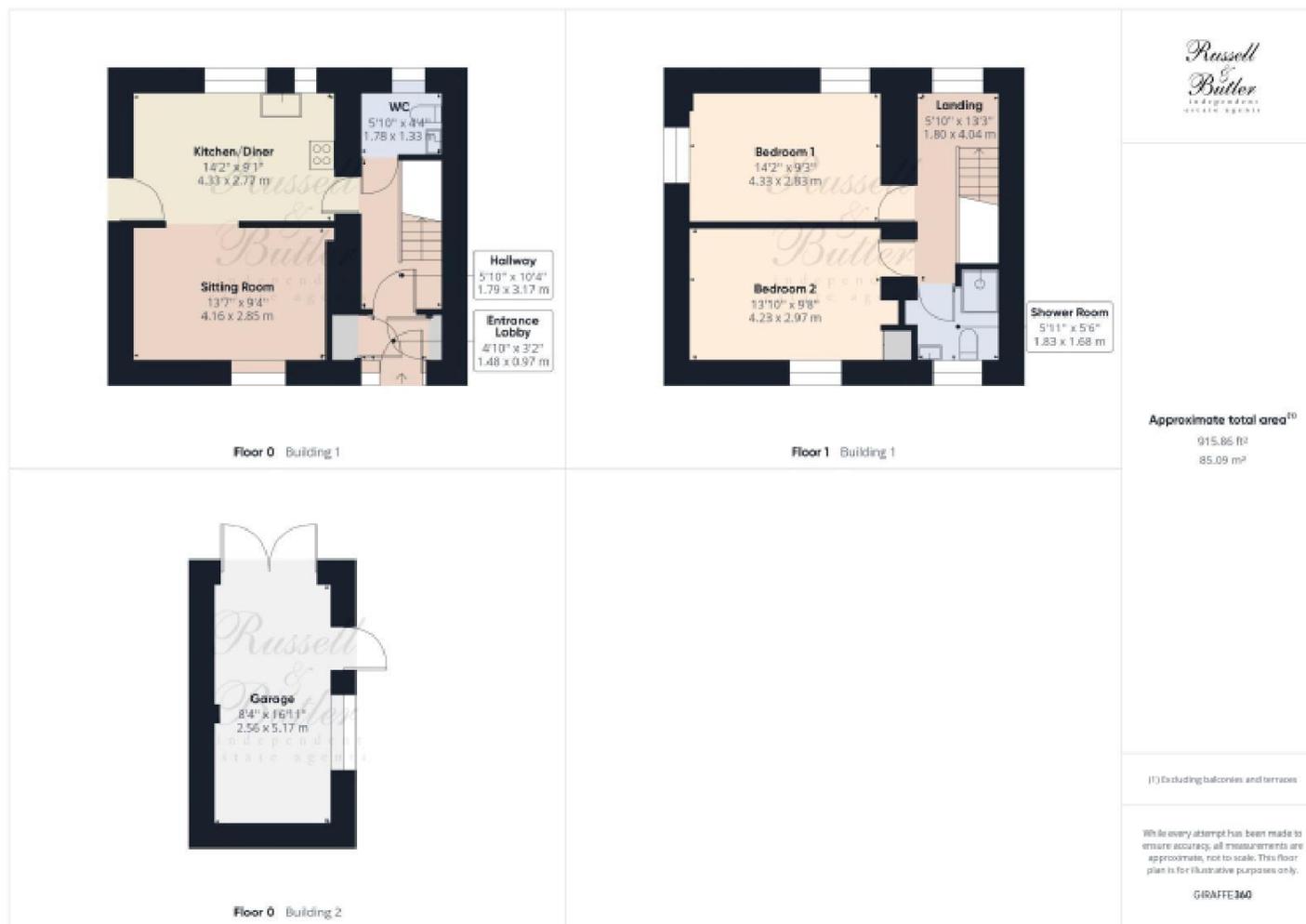
## **N.B.**

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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Agents



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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