

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

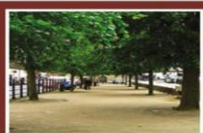
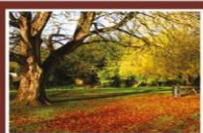
OPEN 7 DAYS A WEEK

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Comerford Way, Winslow, MK18 3FD Asking Price £399,995.00 Freehold

A three-bedroom three story town house, situated along a tree lined cul de sac in the sought after village of Winslow. The property benefits from a fitted kitchen with integrated appliances, triple glazing, gas central heating, a first floor sitting room with balcony, attractive rear garden and an integral garage and driveway. The accommodation comprises: Entrance Hall, cloakroom, kitchen/diner, first floor sitting room and bedroom, on the second floor two further bedrooms and bathroom. Gardens to front and rear. garage and drive. Energy rating awaited.



Entrance

Double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, built in storage cupboard, under stair storage cupboard, wood laminate floor, double radiator, door to garage.

Cloakroom

White suite of wash hand basin, cupboard under, low flush W/C, ceramic tiling to splash areas, extractor fan, wood laminate floor, towel rail.

Kitchen/Diner

14' 8" X 8' 2" (4.49m X 2.51m)

Inset single drainer sink unit with mono bloc mixer taps, cupboard under, further range of eye level units with Quartz work surfaces, four ring gas hob, electric oven under, extractor canopy over, integrated fridge/freezer. Integrated dish washer, integrated washing machine. Cupboard housing 'Worcester' gas fired boiler serving central heating and domestic hot water. inset downlighters, radiator, wood laminate floor, Upvc triple glazed window to rear aspect, Upvc double glazed French patio doors to rear garden.

First Floor Landing

Radiator, stairs rising to second floor, Upvc triple glazed window to front aspect.

First Floor Sitting Room

14' 9" X 14' 2" (4.51m X 4.33m)

Two radiators, wood laminate floor, Upvc triple glazed window to rear aspect, Upvc triple glazed French Doors to balcony.

Bedroom Three

12' 5" X 7' 11" (3.80m X 2.42m)

Upvc triple glazed window to front aspect.

Second Floor Landing

Built in storage cupboard, airing cupboard housing hot water tank with immersion heater and linen shelf as fitted, access to loft space with light. Upvc triple glazed window to front aspect.

Bedroom One

12' 7" X 8' 10" (3.84m X 2.71m)

Triple fitted wardrobe's, radiator, two Upvc triple glazed windows to rear aspects.

Bedroom Two

10' 7" X 11' 1" (3.23m X 3.40m)

max 2.30 min

Upvc triple glazed window to front aspect, built in wardrobe.

Family Bathroom

6' 11" X 8' 1" (2.12m X 2.48m)

White suite of 'L' shaped bath with shower over, glazed screen, wash hand basin with cupboard under, low flush W/C, extractor fan, inset downlighting.

Rear Garden

Laid to artificial turf with flower and shrub beds, good size composite decked patio, outside lighting, outside tap, outside power supply, fully enclosed by timber fencing and brick wall, various mature trees, not overlooked to the rear.

Single Garage

With light and power connected.

Please Note

All main services are connected.

Council tax band E

EPC rating awaited.

Property backs onto the soon to be opened East West rail line although acoustic fencing is installed.

Low flood risk.

Radiator points in the bedrooms.

Broadband available: Standard, Superfast and Ultrafast.

Mobile phone coverage: EE, O2, Three and Vodaphone likely available.

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.





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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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