



Sion Terrace, Back Street, Tingewick, MK18 4QW

Asking Price £225,000.00

An attractive character cottage situated along a quiet lane in this sought after village. The property has been re-furnished and includes gas to radiator central heating, a re-fitted kitchen, a re-fitted ground floor shower room, and further benefits a first floor study/nursery. Outside there is an open plan courtyard rear garden along with two useful brick outbuildings. The accommodation comprises Sitting room, inner hall, groundfloor shower room, kitchen, one bedroom and a first floor study/nursery. NO ONWARD CHAIN. Energy rating D.



Entrance

Part double glazed solid wood entrance door to:

Sitting Room

10' 10" X 9' 10" (3.32m Max into recess X 3.00m)

Double radiator, ornamental fireplace, two alcoves one with shelving, double glazed window to front aspect, wood laminate flooring. Open through to:

Inner Hall

Stairs rising to first floor, under stairs storage cupboard.

Kitchen

8' 4" X 7' 9" (2.56m X 2.37m)

Re-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, four ring ceramic hob with electric oven under, extractor hood over, double radiator, wood laminate flooring, plumbing for automatic washing machine, duel aspect double glazed windows to side and rear aspects, double glazed door to rear, double radiator, access to loft space, cupboard housing "Viessman" Gas fired boiler supplying both domestic hot water and radiator central heating.

Ground Floor Shower Room

6' 2" X 5' 1" (1.90m X 1.57m)

Refitted white suite of fully tiled double width shower, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, double glazed window to rear aspect, extractor fan.

First Floor Landing

Radiator, double glazed window to rear aspect.

Bedroom One

10' 9" X 9' 8" (3.30m Max X 2.95m)

Double radiator, two double glazed windows to front aspect.

Study

7' 11" X 6' 10" (2.43m Max X 2.09m Max)

L-Shaped Room.

Radiator, double glazed window to rear aspect, access to loft space, airing cupboard housing hot water tank and immersion heater, central heating thermostat.

Pedestrian rear access to the courtyard gard

Courtyard Garden

Open plan laid to lawn, two brick storage sheds.

Please Note

All main services are connected.

Council Tax Band B

EPC Rating D

Standard, Superfast and Ultrafast broadband available.

EE, Vodafone, Three and 02 Voice and Data likely Outdoors

02 & Vodafone Voice likely, Data Indoor Limited

EE limited Voice and Data Indoors

Very low risk of flooding

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

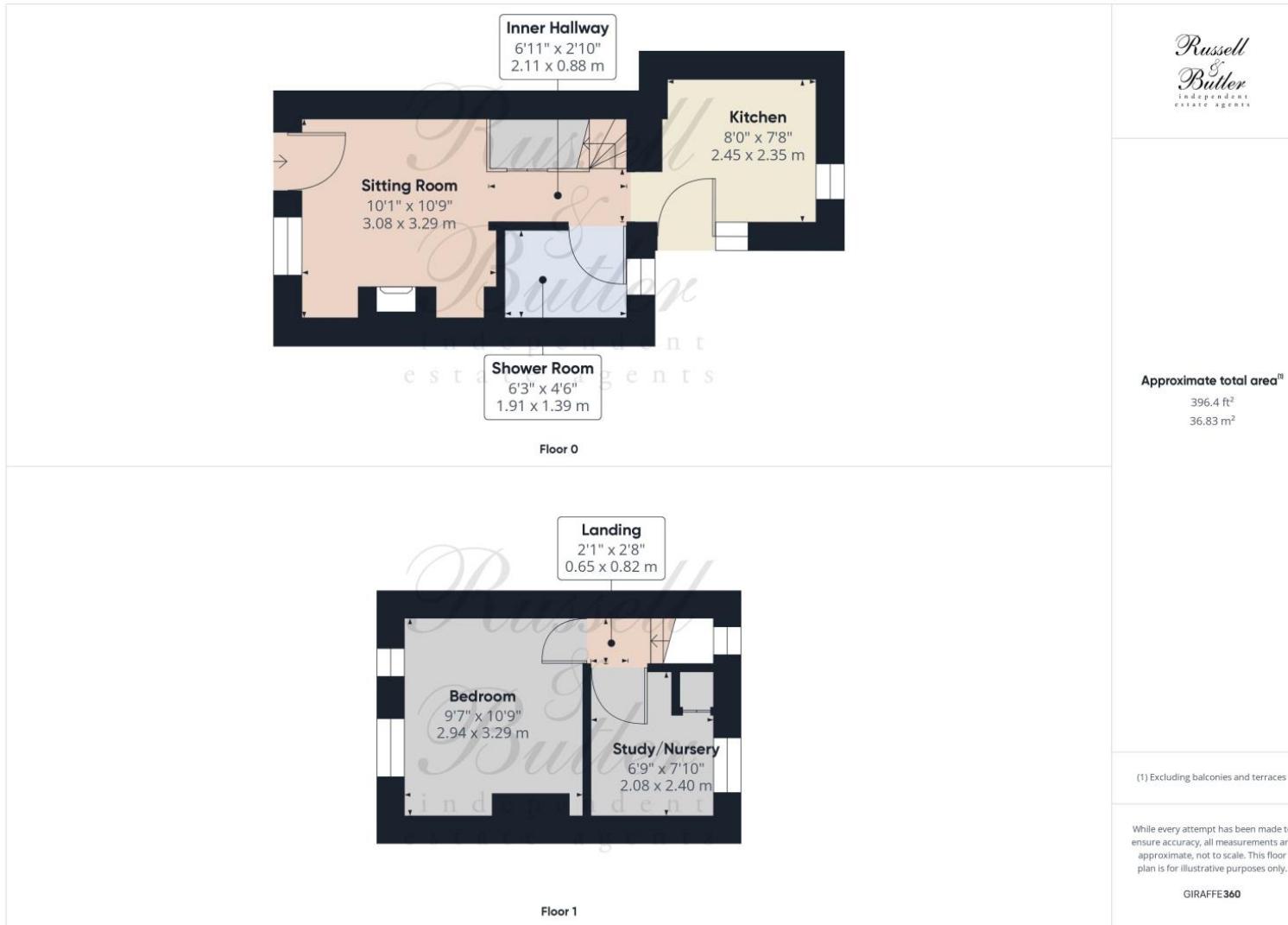
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