

*Russell & Butler*  
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1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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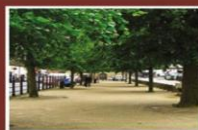
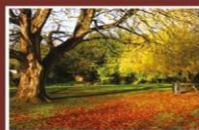
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# Sion Terrace, Back Street, Tingewick, MK18 4QW

**Asking Price £225,000.00**

An attractive character cottage situated along a quiet lane in this sought after village. The property has been re-furbished 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, Vodaphone, Three and 02 Voice and Data likely Outdoors

02 & Vodaphone 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.

**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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Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**  
396.4 ft<sup>2</sup>  
36.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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