

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Buckingham Street, Tingewick, MK18 4QY.

Asking Price £305,000

A three bedroom end of terrace house situated in this sought after village offering gas to radiator central heating, UPVC double glazing, conservatory and large rear garden. The accommodation comprises: Entrance porch, entrance hall, sitting room, kitchen, conservatory, rear porch, bathroom, three bedrooms, car hardstanding and gardens to front and rear. NO ONWARD CHAIN. Energy rating D.



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Entrance

Upvc double glazed entrance door to:

Entrance Porch

Upvc double glazed with Quarry tiled floor, Upvc double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, radiator, central heating thermostat.

Ground Floor Family Bathroom

White suite of panel bath with "Bristan" electric shower over, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ladder towel radiator, extractor fan, Upvc double glazed window to front aspect.

Sitting Room

4.84m x 3.09m

Stone built fireplace, radiator, wood laminate flooring, Upvc double glazed window to front aspect, Upvc double glazed French patio door to conservatory.

Conservatory

2.78m x 2.30m

Sealed unit double glazed, wood laminate flooring, French patio doors to garden.

Kitchen

3.35m x 2.74m

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob, electric oven under, extractor hood over, radiator, plumbing for automatic washing machine and dishwasher, cupboard under housing Ideal gas fired boiler supplying both domestic hot water and gas to radiator central heating, pantry cupboard, ceramic tiled floor, Upvc double glazed window to rear aspect, Upvc double glazed door to rear porch.

Rear Porch

Ceramic tiled floor, door to garden.

First Floor Landing

Upvc double glazed window to front aspect, access to loft space.

Bedroom One

4.33m x 3.10m

Radiator, range of built wardrobes and cupboards, Upvc double glazed window to rear aspect, Ornamental cast iron fireplace.

Bedroom Two

4.86m x 2.41m

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

Radiator, Upvc double glazed window to rear aspect, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

Front Garden

Laid to lawn with shingle border, hedge and fencing, hard standing for car, side access to:

Rear Garden

Good sized garden with raised decking and outbuilding, steps down to main garden area which is laid mainly to lawn with well stocked flower and shrub beds and borders, small raised patio, fully enclosed by fencing and hedge, Gate to rear.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: C

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

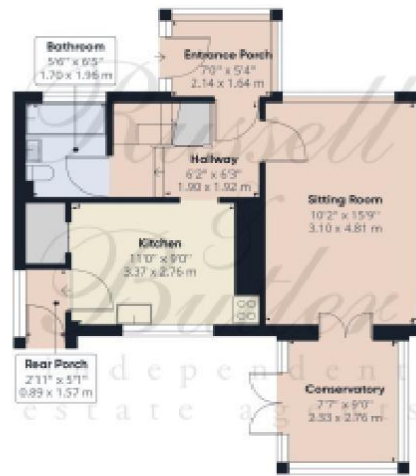
Mortgage Advice

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.

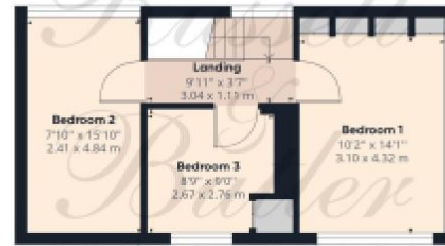




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Floor 0



Floor 1

Approximate total area⁽¹⁾
915.59 ft²
85.06 m²

(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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