

*Russell & Butler*

independent estate agents

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# New Street, Tingewick, MK18 4QU

## Asking Price £309,995.00 Freehold

A three bedroom semi detached property located in the popular village location of Tingewick and offered for sale with no onward chain. The accommodation briefly comprises: Entrance hall, dual aspect lounge/diner with French doors leading out onto the patio, kitchen, bathroom, on the first floor, bedroom one with windows to both front and rear aspects, two further bedrooms. Outside there are gardens to the front with driveway leading to the detached single garage with gated side access leading to the enclosed gardens to the rear. EPC Rating D. Council tax band C. NO UPPER CHAIN.



### **Entrance**

Double glazed door to entrance hall.

### **Entrance Hall**

Under stairs storage cupboard.

### **Lounge/Diner**

*15' 3" X 8' 8" (4.66m X 2.65m)*

Double glazed French doors to patio and rear garden, double glazed window to front aspect, radiator.

### **Kitchen**

*10' 11" X 9' 3" (3.34m X 2.83m)*

Fitted to comprise to inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, ceramic tiled floor, three double glazed windows to rear and side aspects, Upvc double glazed door to rear garden, electric cooker point, space for fridge freezer.

### **Bedroom One**

*15' 5" X 11' 1" (4.70m X 3.38m)*

Stair bulk head.

Double glazed window to front and rear aspects, two radiators.

### **Bedroom Two**

*8' 0" X 9' 10" (2.45m X 3.02m)*

Double glazed window to rear aspect, built in wardrobe, cupboard housing Viessman combi boiler supplying both domestic hot water and radiator central heating.

### **Bedroom Three**

*8' 11" X 7' 2" (2.72m X 2.19m)*

Double glazed window to front aspect, chrome ladder towel rail.

### **Family Bathroom**

*5' 8" X 4' 5" (1.74m X 1.36m)*

Ground Floor bathroom, low level wc, pedestal wash hand basin, mobility assisted bath, double glazed window to front aspect, radiator.

### **Rear Garden**

Paved patio, retaining wall, lawn area, enclosed panel fencing, timber shed.

### **Single Garage**

*16' 6" X 8' 1" (5.04m X 2.48m)*

With remote control up and over door.

### **Please Note**

EPC Rating: D.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

**BROADBAND/MOBILE COVERAGE:** Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Drive, garage and on street.

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

### **Mortgage Advice**

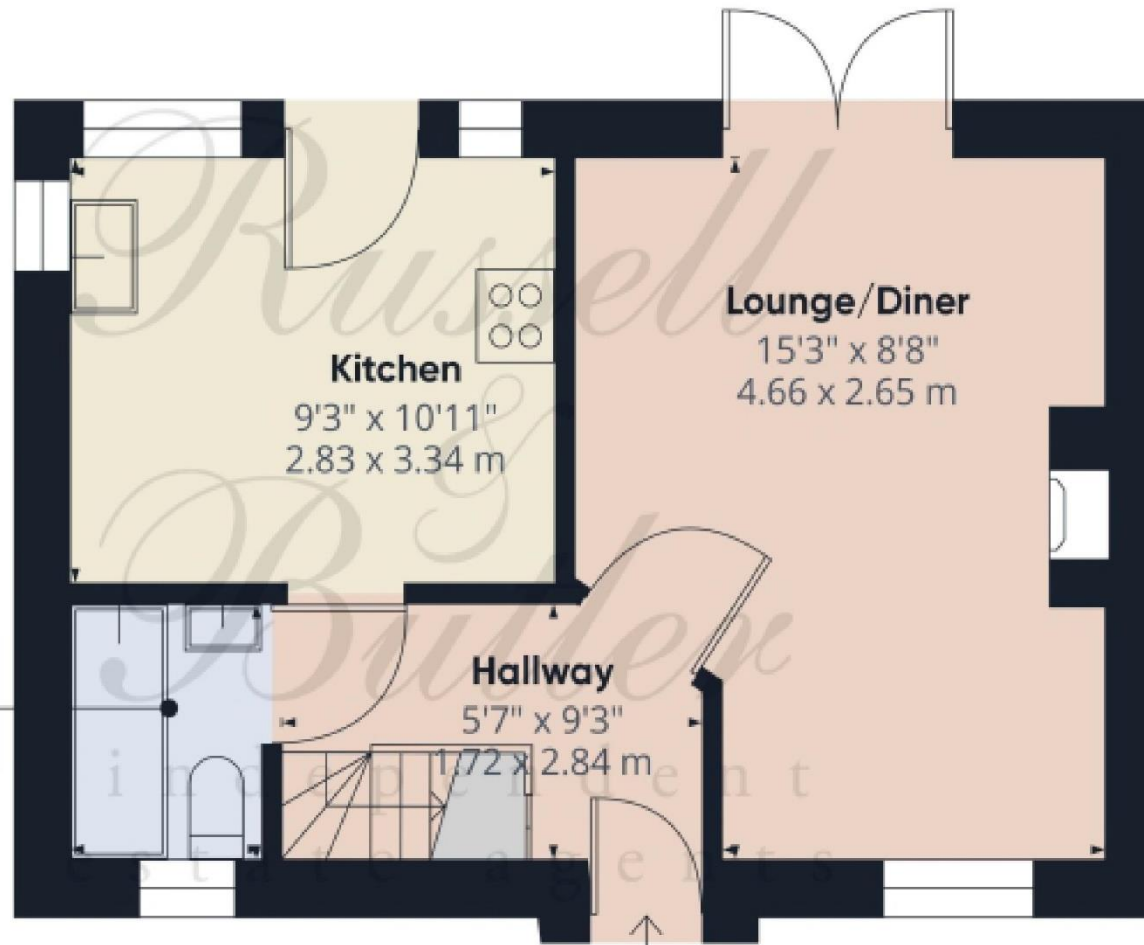
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Approximate total area\*

345.85 ft<sup>2</sup>

32.13 m<sup>2</sup>

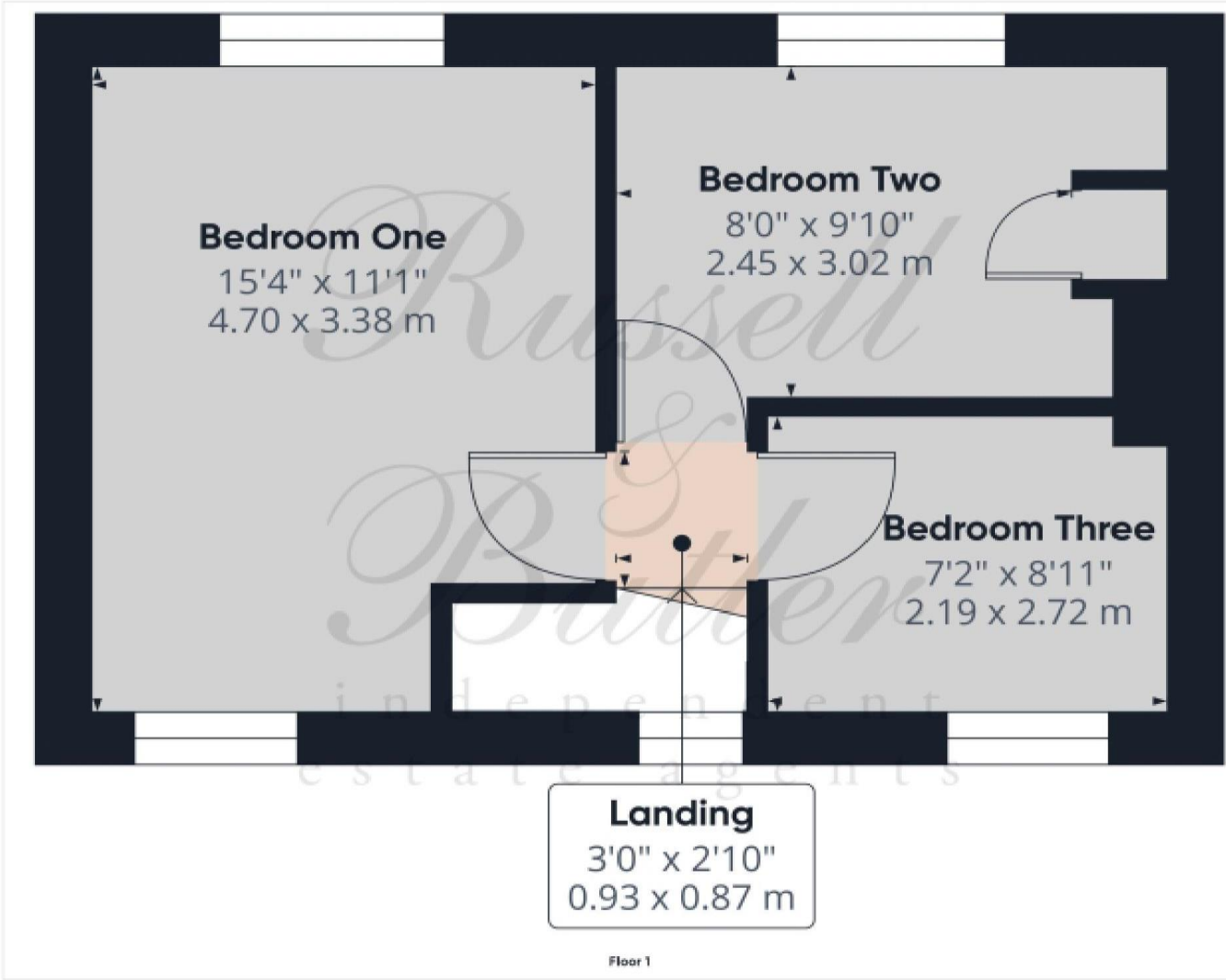
(\*) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GRAFFE 360

Floor 0



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Approximate total area<sup>(1)</sup>  
324.97 ft<sup>2</sup>  
30.19 m<sup>2</sup>

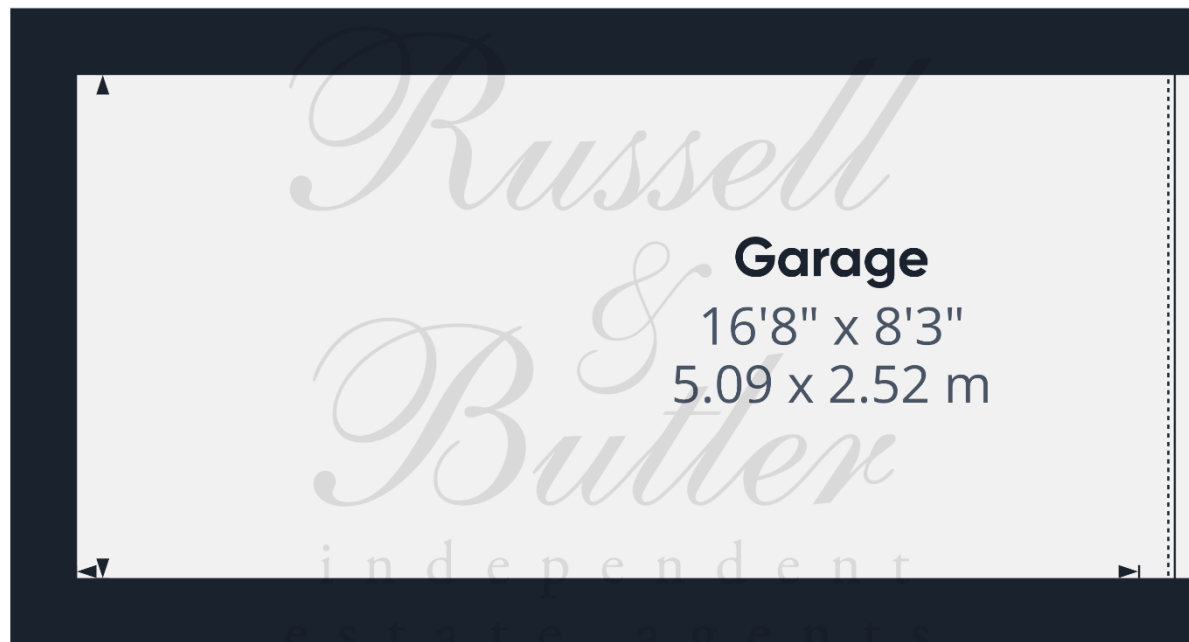
(1) Excluding balconies and terraces

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Calculations are based on RICS IPWS 3C standard.

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Floor 0 Building 2

Approximate total area<sup>(1)</sup>

138.1 ft<sup>2</sup>  
12.83 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.

Calculations are based on RICS IPMS 3C standard.

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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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