

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Sun View, Main Street, Tingewick, Buckinghamshire, MK18 4NS

Asking Price £279,995.00 Freehold

A very well presented two double bedroom cottage situated in a popular village location not far from Buckingham. The accommodation of the property fully comprises: Entrance lobby, cloakroom, kitchen/diner open through to the sitting room and to the first floor; double bedroom with ensuite, a further double bedroom, dressing room/study and a further shower room. To the front of the property there is a lovely cottage style courtyard garden. The property also benefits from character features throughout such as exposed brick and beams, gas to radiator central heating and UPVC double glazing. Freehold. Energy rating C.



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Entrance

Stable style door to:

Inner lobby

Open through to kitchen and diner.

Cloakroom

White suite of low level wc, wash hand basin with mixer tap, cupboard under, radiator, Upvc double glazed window to front aspect, Worcester gas fired boiler, exposed brick and beams.

Sitting Room

11' 11" X 9' 2" (3.64m to rear of fireplace x 2.80m max)

Double glazed window to side aspect, radiator, fireplace, exposed brick and beams, radiator.

Kitchen/Diner

16' 0" X 11' 1" (4.89m max x 3.39m max to rear of fireplace)

A range of base and eyelevel units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven, built in hob, extractor over, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, double glazed sash window to front aspect, radiator, Upvc double glazed window to rear aspect, exposed beams and brickwork, fireplace, stairs rising to first floor, open through to:

First Floor Landing

Velux window to rear aspect, exposed brick.

Bedroom One

8' 9" X 12' 3" (2.69m Max x 3.75m Max)

Double glazed sash window to front and side aspect, radiator, exposed brick and beams, Velux window to side aspect.

En-Suite

Walk in shower, wash hand basin with mixer tap, cupboard under, low level wc, heated towel rail, double glazed sash window to front aspect, extractor fan, tiling to splash areas.

Bedroom Two

11' 6" X 9' 6" (3.51m Max, 3.27, Min x 2.92m Max)

Double glazed Sash window to front aspect, radiator.

Study/Dressing Room

6' 2" X 5' 1" (1.88m X 1.56m)

Radiator, Upvc double glazed window to rear aspect, access to loft area.

Shower Room

Walk in shower, wash hand basin with mixer tap, cupboard under, heated towel rail, tiling to splash areas, extractor fan.

Front Aspect

Courtyard seating area, outside power, raised flower and shrub beds, outside light.

Please Note

Solar panels.

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

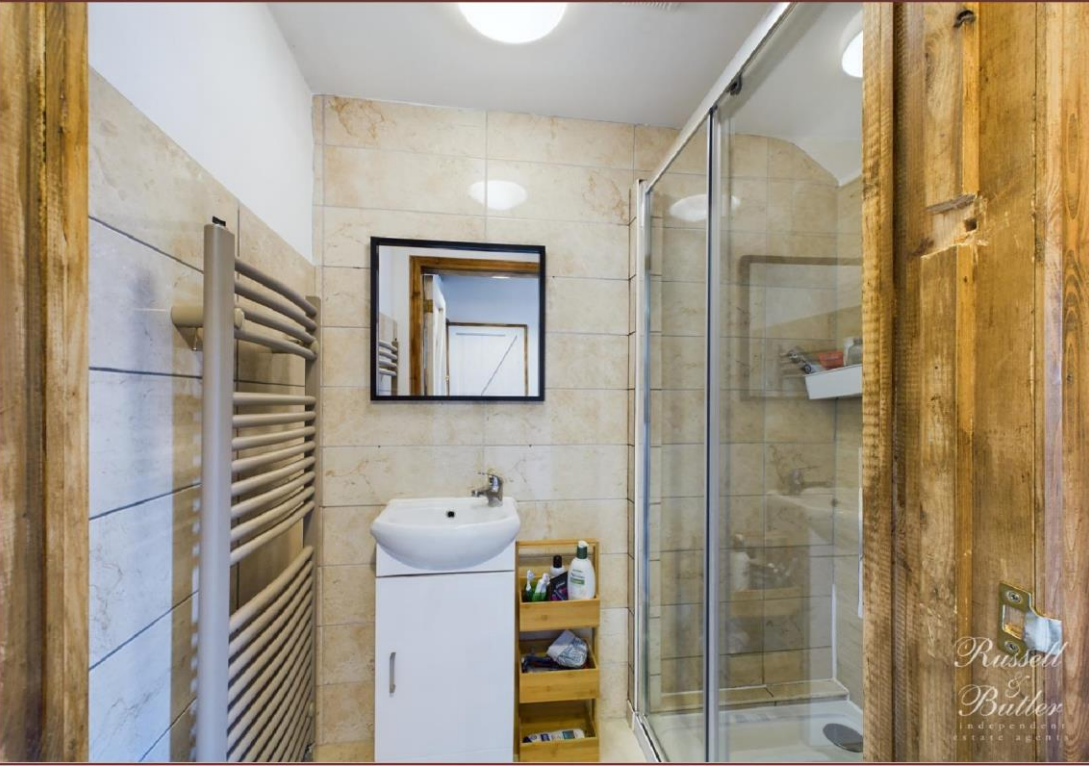
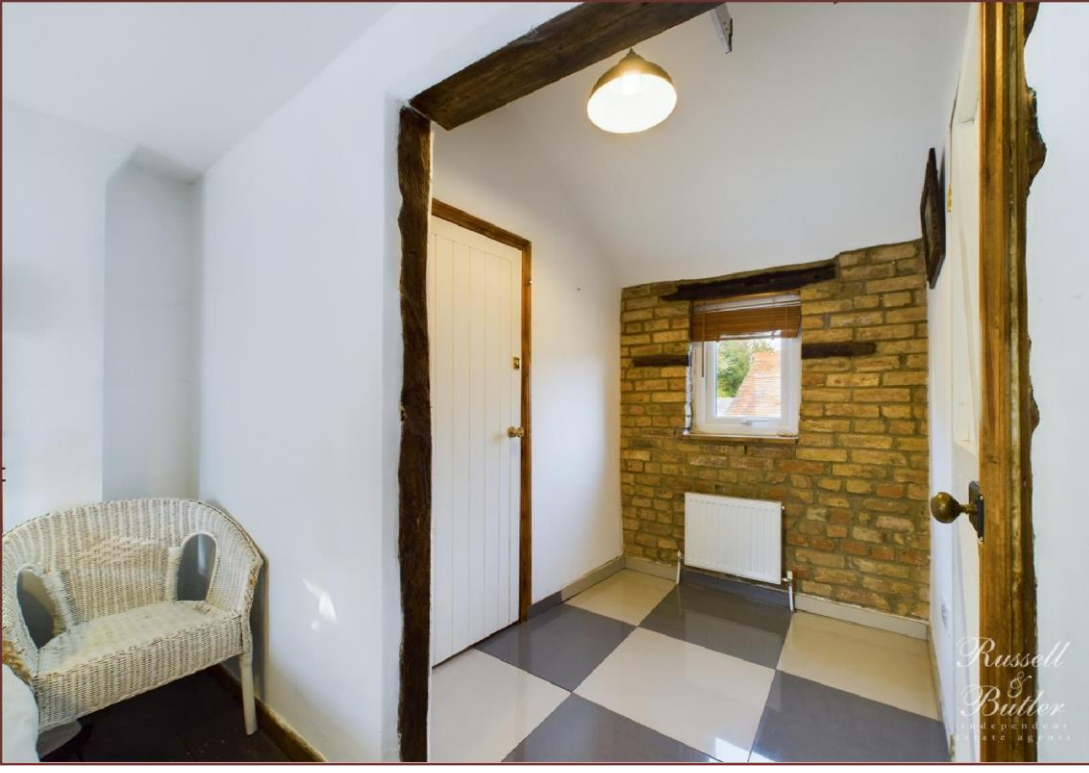
Sewerage: Mains.

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: No allocated parking - On road parking only.

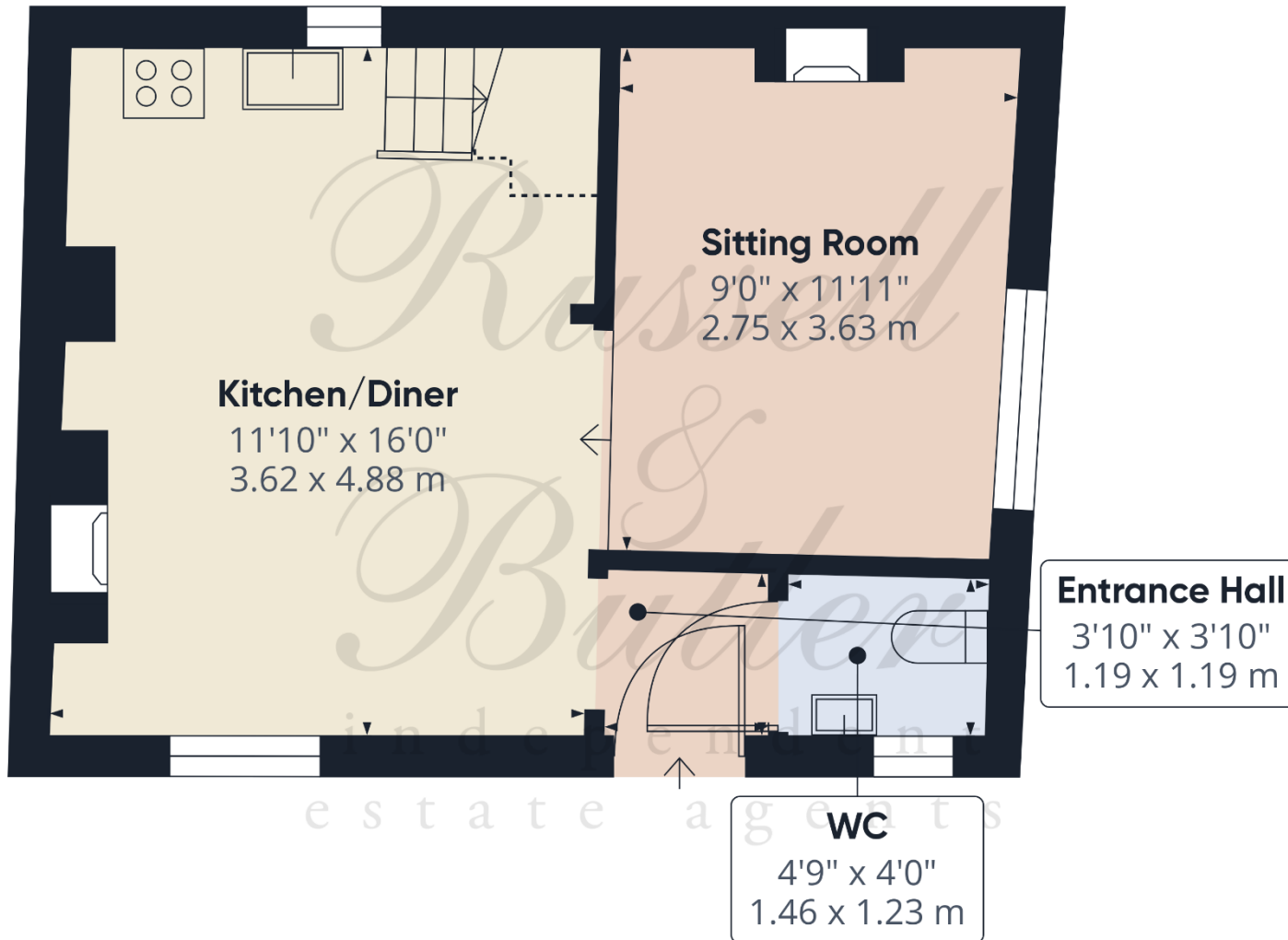
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.





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Floor 0

Approximate total area⁽¹⁾

328.3 ft²
30.5 m²

Reduced headroom

8.29 ft²
0.77 m²

(1) Excluding balconies and terraces

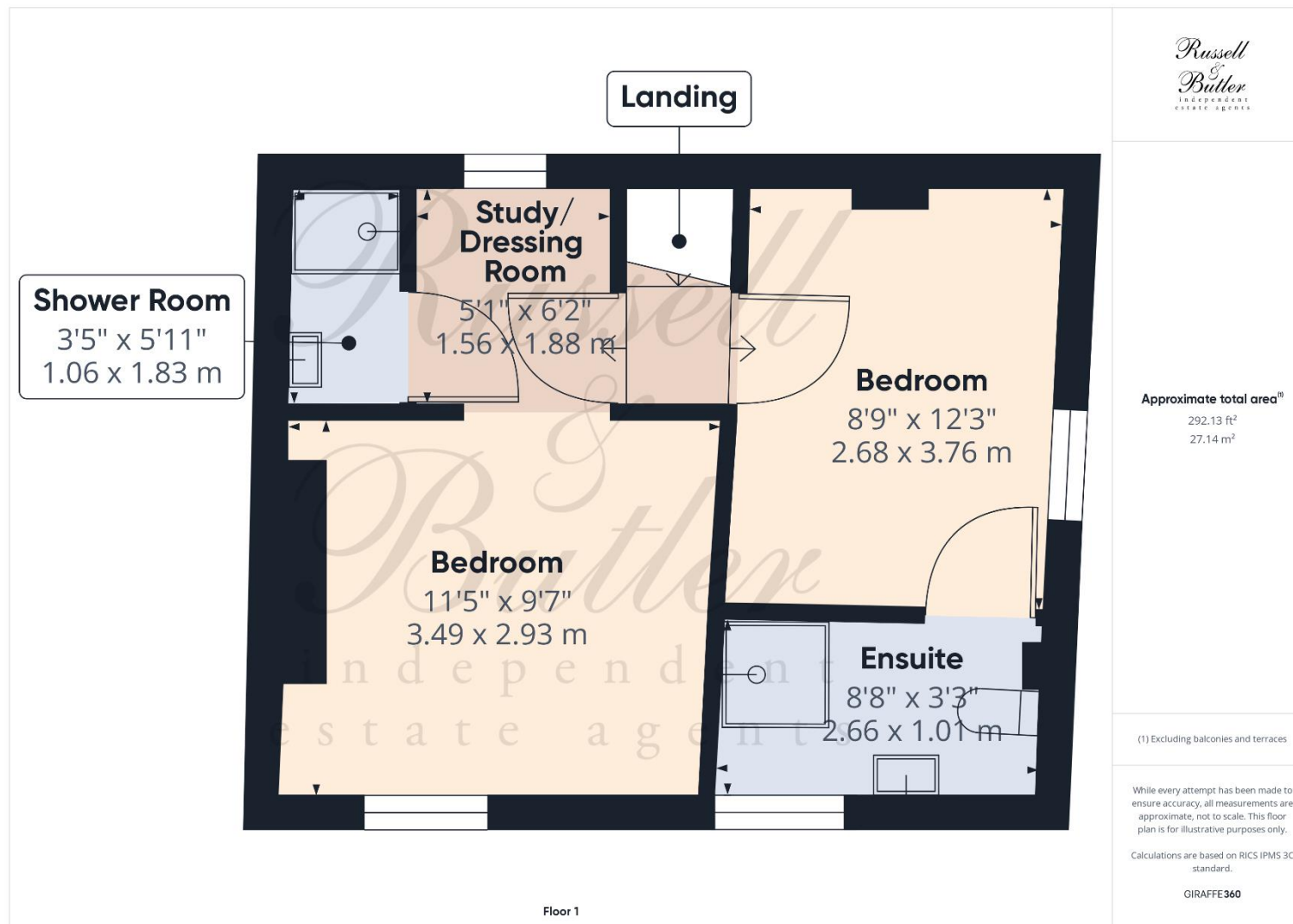
Reduced headroom

..... Below 5 ft/1.5 m

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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