

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK

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Church View, Buckingham Street, Tingewick, MK18 4RQ

Asking Price £450,000 Freehold

A three bedroom link detached property located in the desirable village of Tingewick and benefits further from an elevated position, Upvc double glazing, gas to radiator heating, driveway and a single garage. The accommodation over two floors comprises: entrance hall, sitting room with French doors out onto the rear garden, family room/home office, kitchen with double doors leading to the dining room, ground floor cloakroom and a separate utility room. On the first floor three double bedrooms, all with built in wardrobes and the family bathroom with a four piece suite. The gardens to the rear are fully enclosed and laid mainly to lawn with established shrubs and borders. EPC Rating D. Council Tax Band D.



Entrance

Replacement composite door to entrance hall.

Entrance Hall

Stairs rising to first floor, ceramic tiled floor, radiator, underfloor heating.

Cloakroom

White suite of low level wc, radiator, wall mounted wash hand basin, Upvc double glazed window to side aspect, underfloor heating, half height ceramic tiling to walls, tiled floor.

Sitting Room

16' 10" X 11' 10" (5.15m X 3.62m)

Feature fire with gas remote controlled wood burner fire, Upvc double glazed window to side aspect, Upvc double glazed window and French doors to patio and rear garden, wooden floor.

Dining Room

11' 8" X 10' 9" (3.58m X 3.29m)

Upvc double glazed window to front aspect, coving to ceiling, Parquet flooring, part glazed door to kitchen.

Study/Family Room

11' 9" X 9' 1" (3.59m X 2.78m)

Upvc double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

15' 4" X 9' 1" (4.69m X 2.77m)

Fitted to comprise inset Belfast sink unit with mixer tap, cupboard under, further range of wall/drawer and base units, Granite work tops over, ceramic tiling to splash areas, Granite breakfast bar, space for tall fridge freezer, ceramic tiled floor, Upvc double glazed window to rear aspect, space and plumbing for dishwasher, space for range cooker, wall mounted Valliant gas fired boiler, part gazed door to utility room, under floor heating.

Utility Room

8' 8" X 4' 11" (2.65m X 1.51m)

Space and plumbing for washing machine, space for tumble dryer, work tops over, wall mounted storage cupboards, ceramic tiled floor, Upvc double glazed window and door to rear garden.

First Floor Landing

Access to loft space.

Bedroom One

Upvc double glazed window to front and side aspect, range of built in wardrobes, hanging rail and shelving as fitted, radiator.

Bedroom Two

13' 7" X 9' 6" (4.15m X 2.90m)

Upvc double glazed window to rear aspect with Church views, range of built in wardrobes, radiator.

Bedroom Three

12' 7" X 10' 4" (3.84m X 3.15m)

Upvc double glazed window to rear aspect, radiator, built in storage cupboard.

Family Bathroom

Four piece white bathroom suite of bath with mixer tap, fully tiled shower cubicle with shower as fitted, pedestal wash hand basin and low level wc, ceramic tiled flooring, full height ceramic tiling to walls, Upvc double glazed window to rear aspect, chrome ladder towel rail.

Front Garden

Laid mainly to lawn, established flowers, trees and planting, driveway.

Rear Garden

Laid mainly to lawn with paved patio, steps to lawn, established trees and planting.

Garage

17' 10" X 8' 9" (5.44m X 2.69m)

Up and over door, light and power connected.

Please Note

EPC Rating: D.

Council Tax Band: D.

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: On Driveway.

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.









Floor 0

Approximate total area⁽¹⁾

901.46 ft²

83.75 m²

Reduced headroom

155.75 ft²

1.34 m²

(1) Excluding balconies and terraces

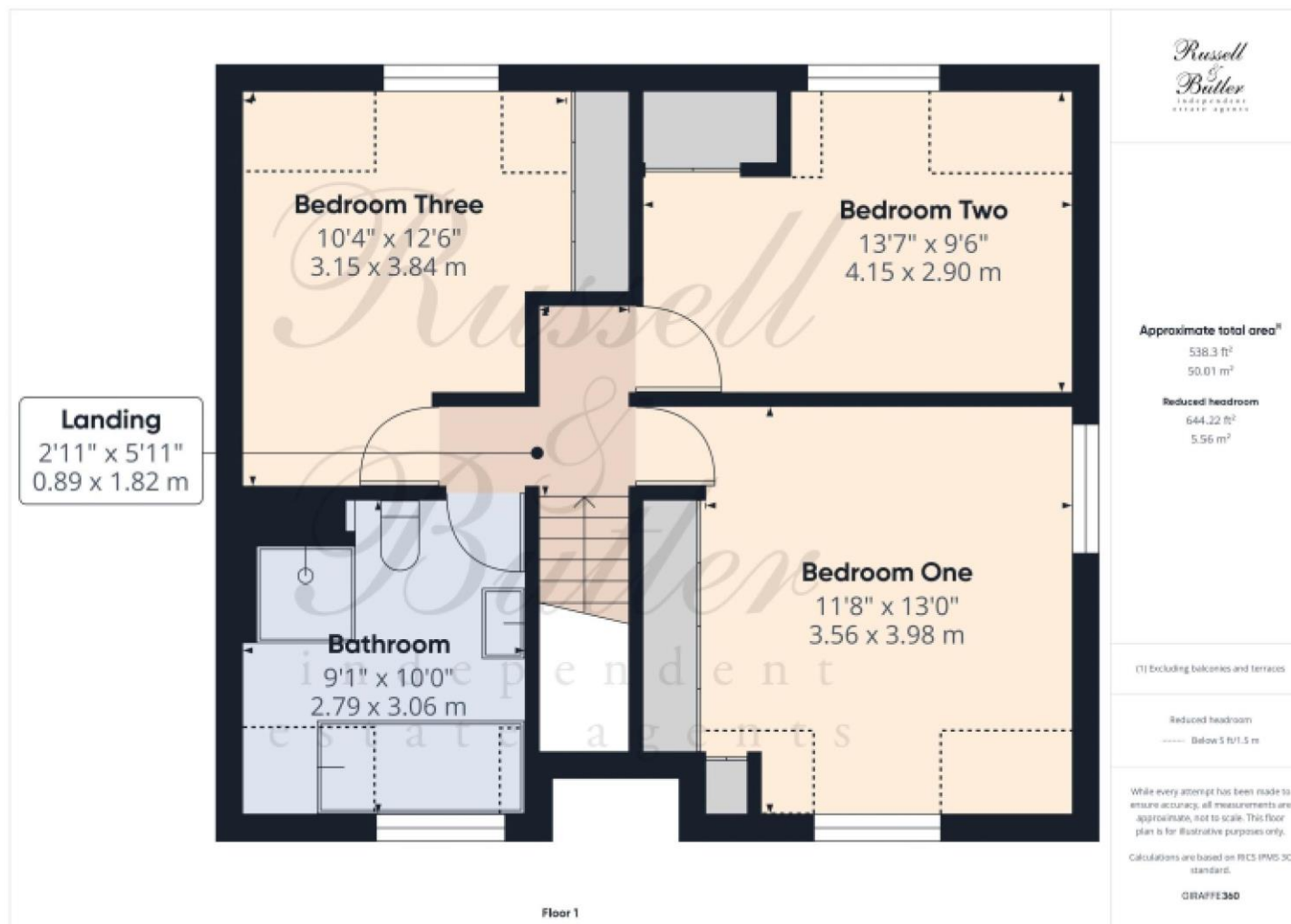
Reduced headroom

----- 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 BCS 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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