Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Main Street, Tingewick, Buckingham, MK18 4NN

Asking Price £400,000.00

Full of character this three double bedroom Grade II Listed terraced cottage offers spacious accommodation with potential to convert the attic room if required. (subject to consent). The property benefits from gas to radiator central heating and has NO ONWARD CHAIN. There is an attractive private rear garden and courtyard and comes complete with exposed beams and an inglenook fireplace. The accommodation comprises: Sitting room, inner hallway, dining room, kitchen, first floor landing, three double bedrooms, bathroom, attic room with enough space to create more bedrooms and another bathroom and a rear garden. Energy rating excempt.









Entrance
Part glazed solid wood entrance door to:

Dining Room *15' 5" X 10' 4" (4.71m X 3.16m)*
Marble fireplace with electric fire, recess to either side, one with built in storage cupboard and shelving, exposed beams, radiator, sash window to front aspect, door to inner hall, door to kitchen.

Kitchen *10' 11" X 7' 8" (3.33m X 2.35m)*
Inset single drainer 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 gas hob with electric oven under, concealed extractor fan over, "Glow worm" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, window to rear aspect, stable door to rear.

Inner Hallway
Radiator, stairs rising to first floor, walk in under stairs storage cupboard with window to rear aspect (Potential to create a w.c.), door to extended inner hall with Flagstone floor, built in storage cupboard, half wood panelling to one wall, door to:

Sitting Room *16' 5" X 11' 2" (5.01m X 3.41m)*
Inglenook fireplace, exposed beams, sash window to front aspect, radiator.

First Floor Landing
Concealed stair case to Attic room, radiator.

Bedroom One *11' 8" X 10' 10" (3.56m X 3.31m)*
Radiator, window to rear aspect, exposed beams.

Bedroom Two *12' 4" X 10' 0" (3.77m X 3.07m)*
3.77m Max x 3.07m
Radiator, sash window to front aspect, exposed beams.

Bedroom Three *14' 11" X 10' 1" (4.55m X 3.09m)*
Radiator, sash window to front aspect, exposed beams.

Shower Room *9' 0" X 5' 6" (2.75m X 1.69m)*
White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, radiator, sash window to front aspect.

Attic Room
Part One - 5.23m x 2.23m Plus eaves storage space
Part Two - 3.88m x 2.87m Plus eaves storage space
Divided into two providing excellent potential for conversion, fully boarded, exposed beams.

Front Garden
Paved with flower and shrub borders, steps with wrought iron railings to entrance.

Rear Garden
Block paved courtyard with outside light and outside tap, steps lead to main garden which is laid to lawn with well stocked flower and shrub borders, fully enclosed by timber fencing and not overlooked.
N.B. The gate will be removed and replaced with permanent fencing, so no rights of way over the garden.

Please Note
EPC Rating: N/A
Council Tax Band: TBC.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas

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 Street parking only.

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.









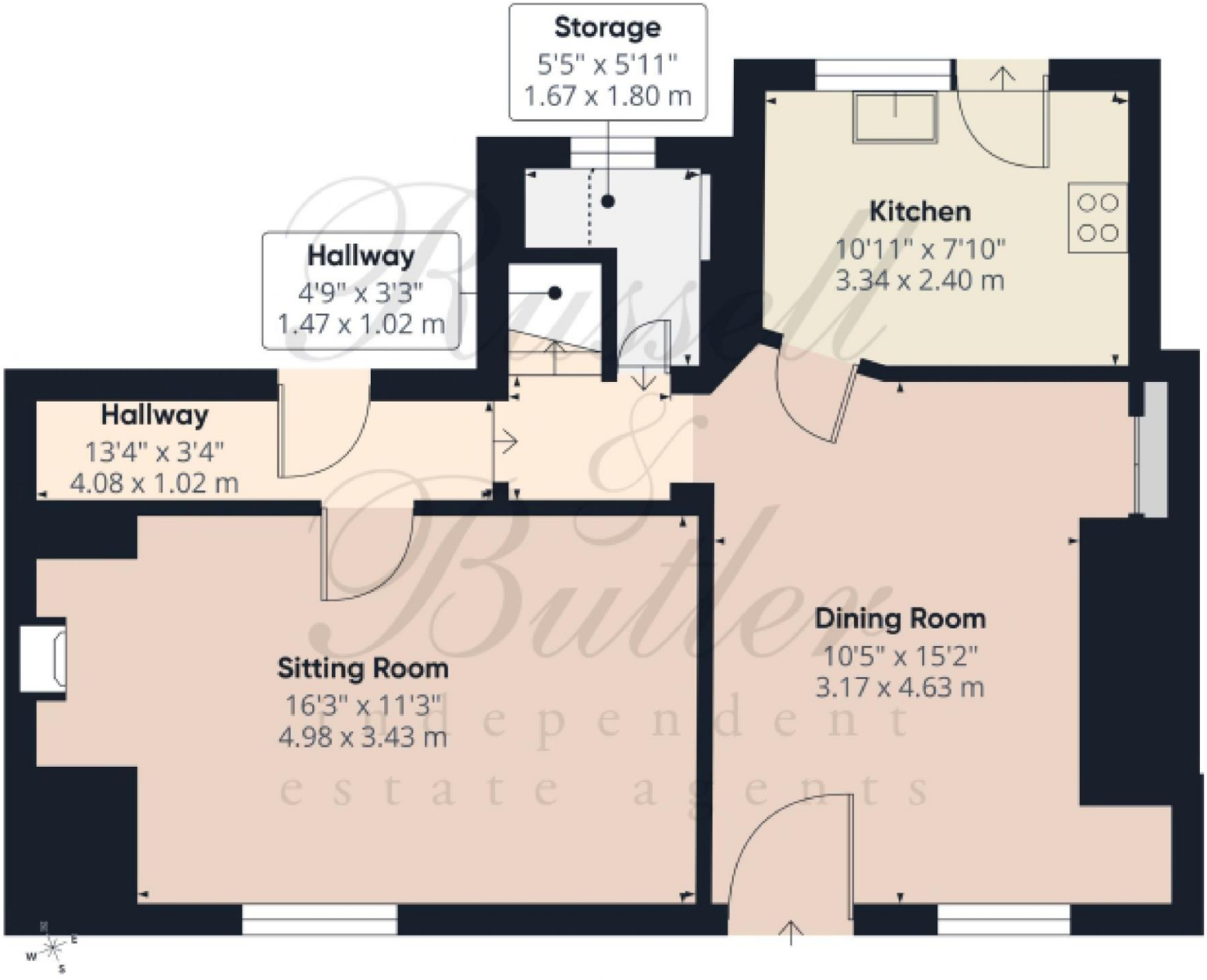

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Floor 0

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Approximate total area(1)

567 ft²

52.6 m²

Reduced headroom

4 ft²

0.4 m²

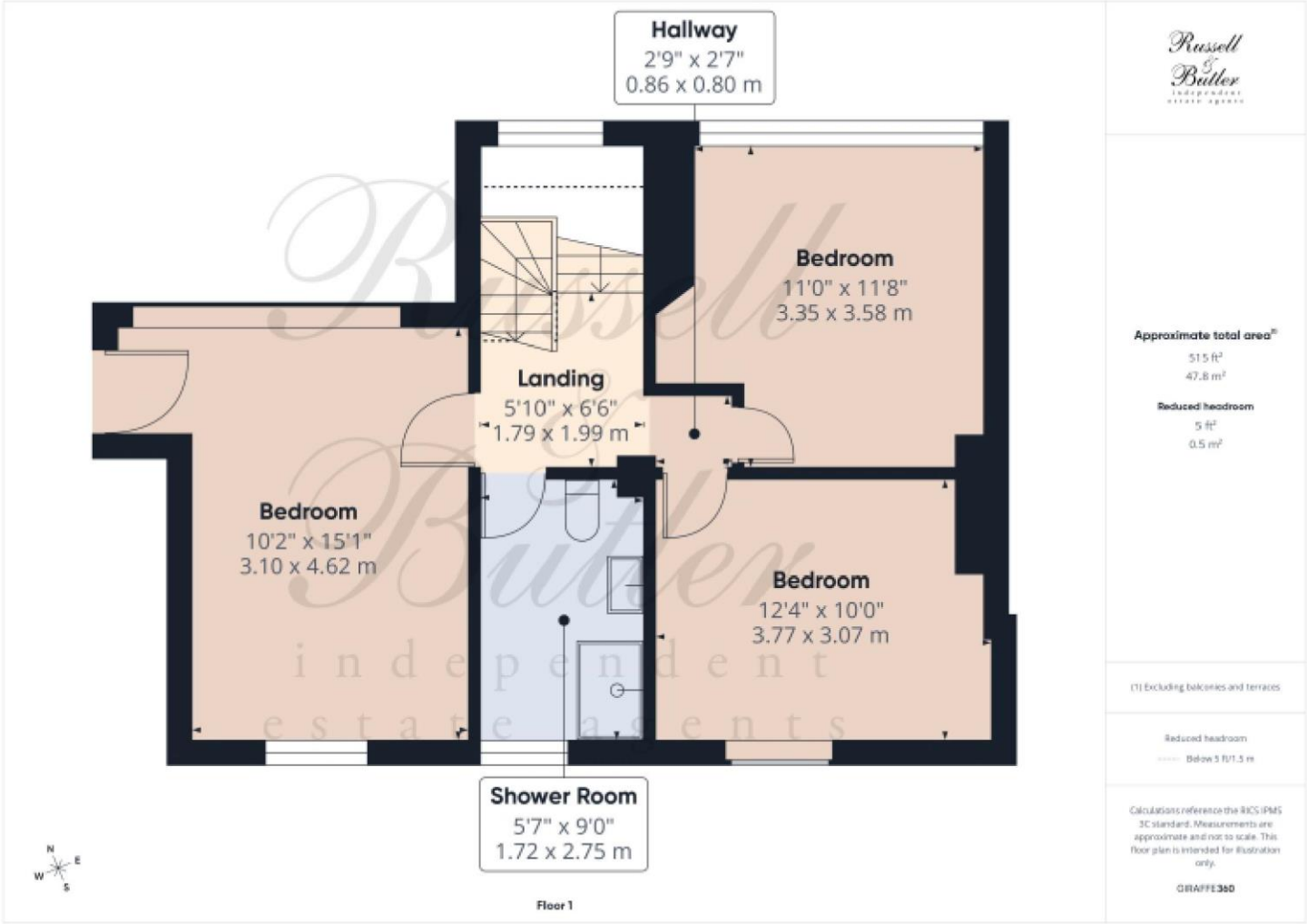
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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