

Russell & Butler

independent estate agents

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New Street, Tingewick, MK18 4QU

Asking Price £325,000.00 Freehold

A three bedroom semi detached property located in the popular village location of Tingewick with the potential to extend (Subject to PP) and offered for sale with no onward chain. The property benefits from a recently installed en-suite shower room, wood burning stove & large workshop. The accommodation briefly comprises: Entrance hall, dual aspect lounge/diner with wood burning stove & French doors leading out onto the patio, kitchen, ground floor bathroom, on the first floor, bedroom one with en-suite, 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 with large workshop with power connected. 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)

Newly installed wood burning stove, 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 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 window to rear and side aspects, Upvc double glazed door to rear garden, electric cooker, space for fridge freezer, space for washing machine & dishwasher.

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.

Bedroom One

12' 1" X 10' 11" (3.70m X 3.35m)

Stair bulk head.

Double glazed window to rear aspect, wardrobes, radiators.

En-Suite

5' 10" X 4' 6" (1.79m X 1.39m)

Newly fitted to comprise shower cubicle with rainfall effect shower over, wash hand basin, low level W.C, heated towel rail, electric under floor heating, UPVC double glazed window to front aspect.

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. Access to half-boarded loft space.

Bedroom Three

8' 11" X 7' 1" (2.73m X 2.17m)

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

Rear Garden

Paved patio, retaining wall, lawn area, enclosed panel fencing, newly erected workshop with power connected, side gate access to front aspect.

Single Garage

Power connected, driveway parking in front.

Please Note

EPC Rating: D.

Council Tax Band: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

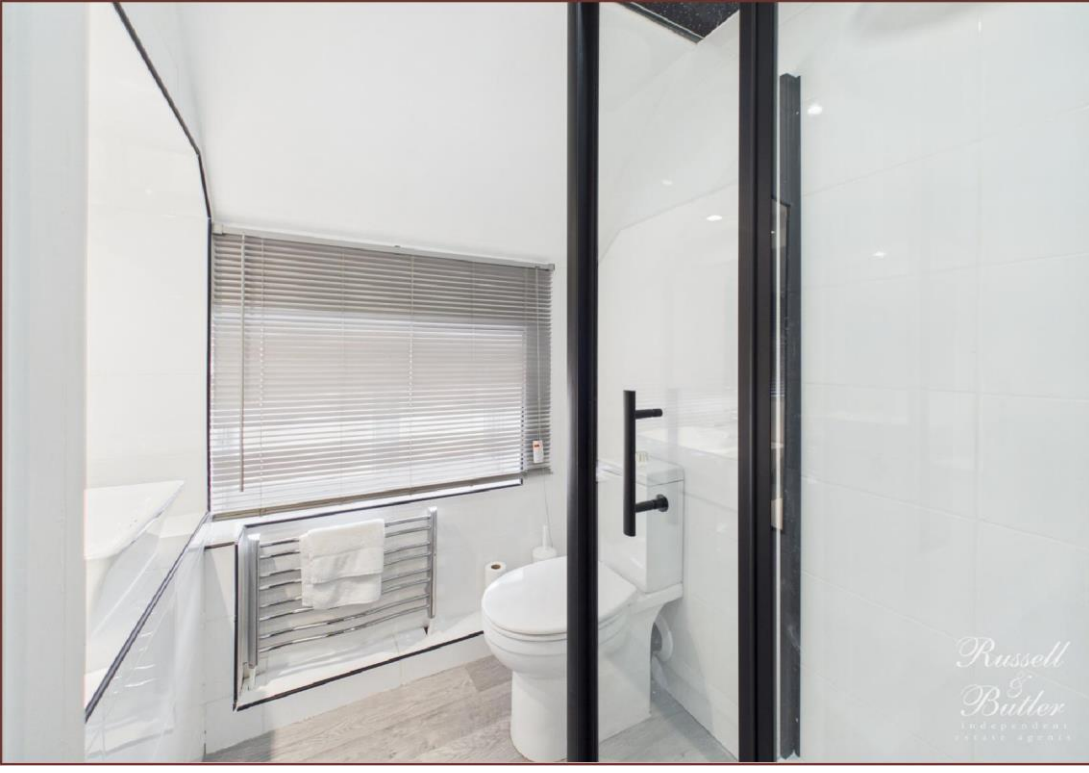
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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.

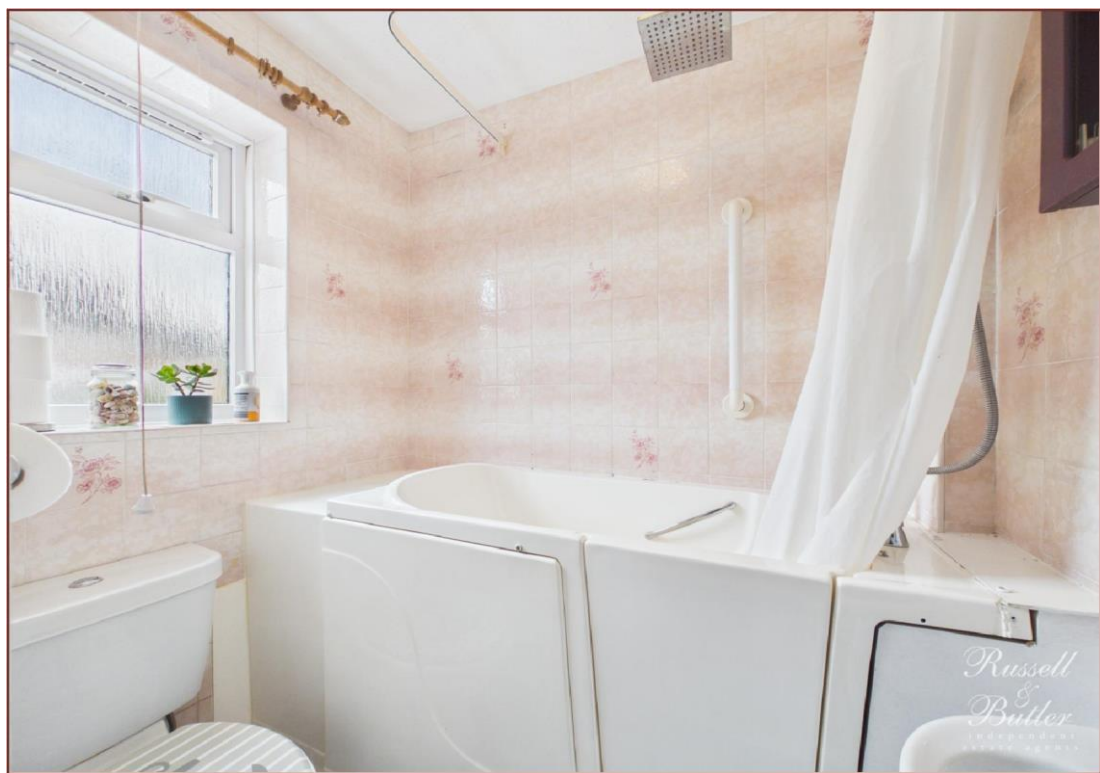
Mortgage Advice

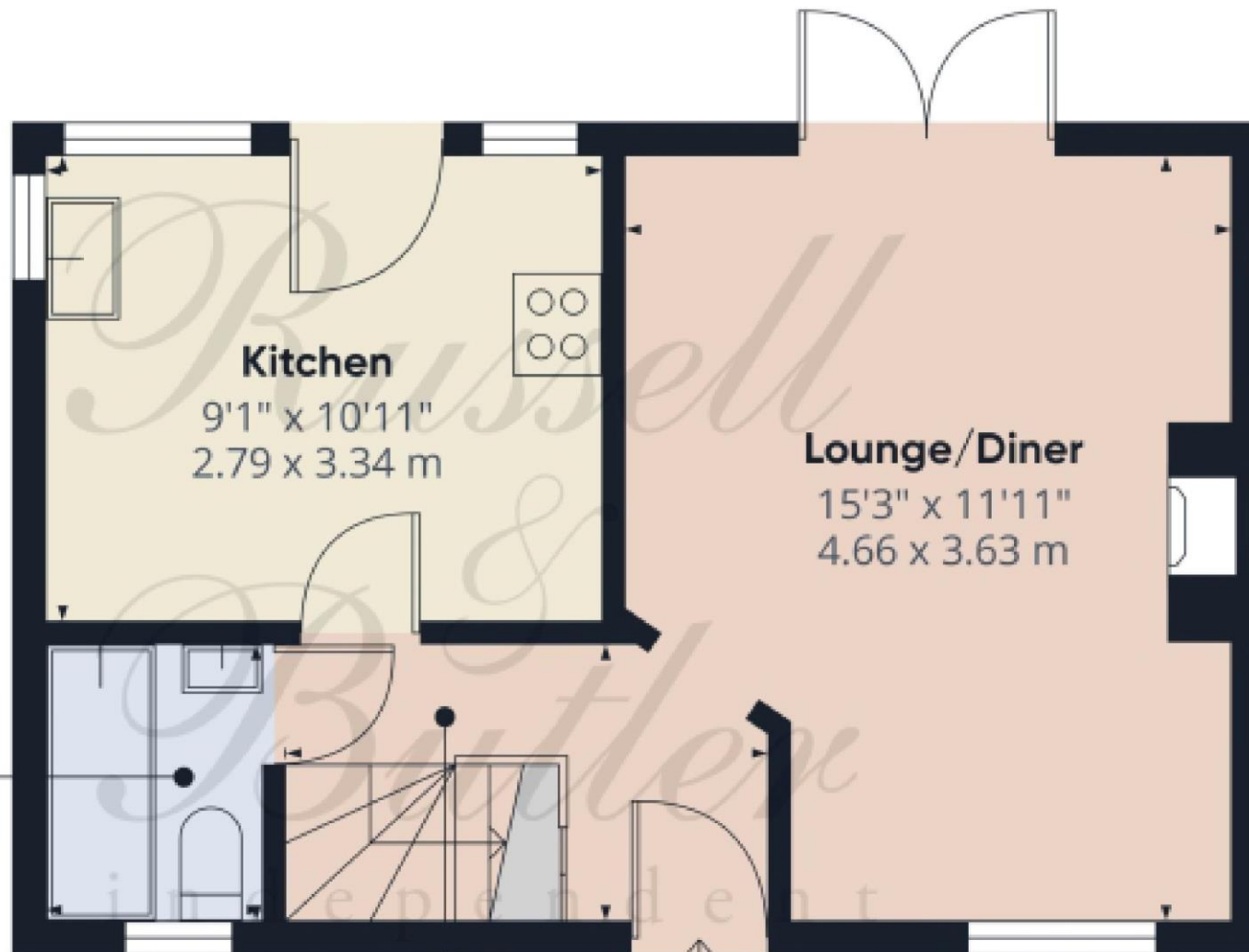
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Kitchen

9'1" x 10'11"
2.79 x 3.34 m

Lounge/Diner

15'3" x 11'11"
4.66 x 3.63 m

Bathroom

5'7" x 4'5"
1.73 x 1.35 m

Hallway

5'9" x 9'4"
1.76 x 2.85 m

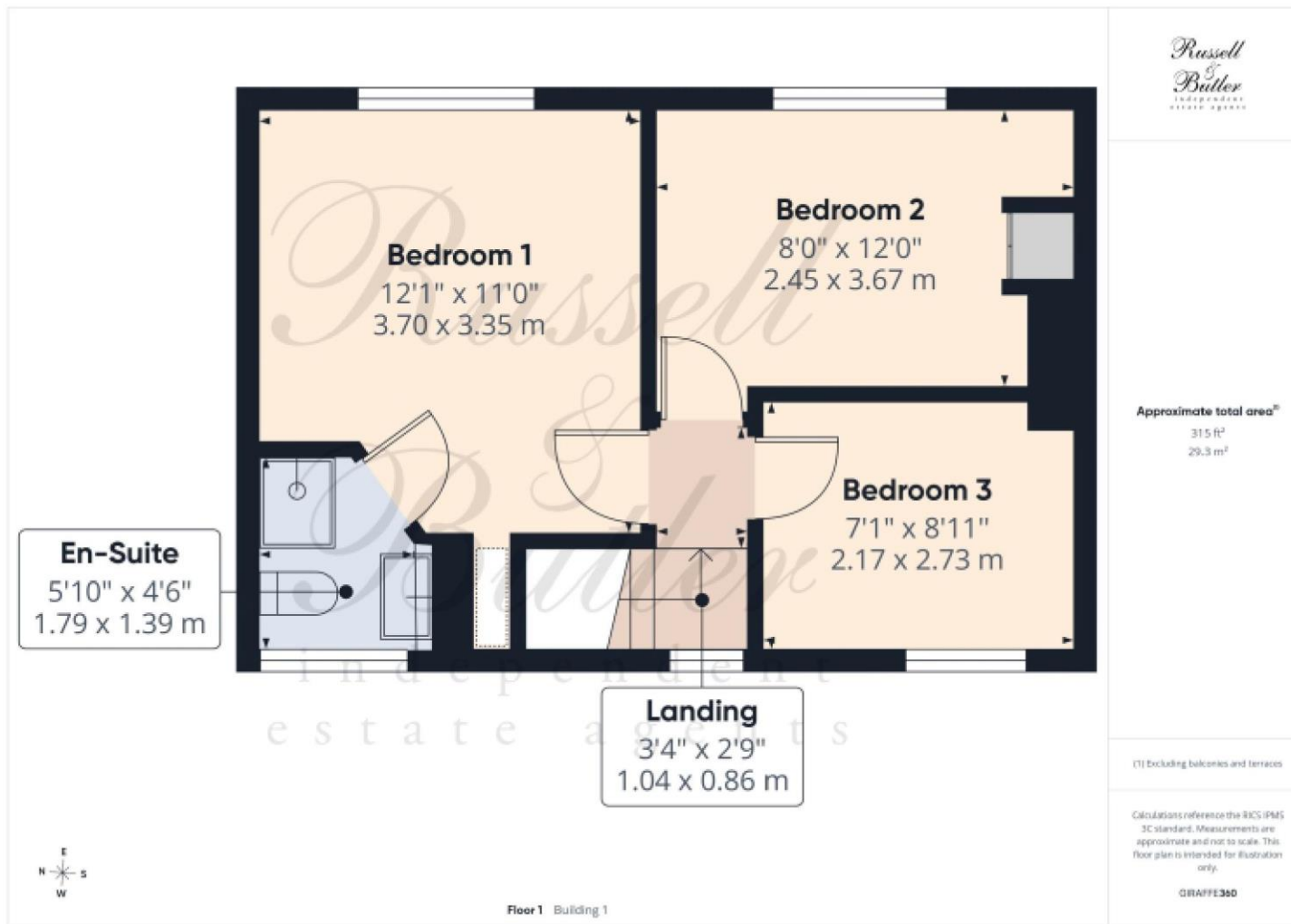
Approximate total area⁽¹⁾
344 ft²
31.9 m²

(1) Excluding balconies and terraces

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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