

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**Tingewick Road, Buckingham, MK18 1ST**  
**Asking Price £475,000.00 Freehold**

This charming three double bedroom, semi-detached cottage situated within walking distance of Buckingham town centre benefits from a range of modern, energy-efficient upgrades designed to enhance comfort & reduce running costs. The property is equipped with an air-source heat pump providing efficient heating, complemented by solar panels that help offset electricity usage & external 'Rockwool' insulation which helps reduce heat loss. The accommodation comprises: Kitchen, dining room, sitting/family room with wood burning stove, study/utility room, main bedroom with en-suite shower room, two further double bedrooms, family bathroom, garage with work shop over and established rear garden. The property further benefits from UPVC double glazing & EV charging point. EPC rating B(91)/Council tax band E.



### Entrance:

UPVC double glazed door to;

### Kitchen:

9' 10" X 12' 0" (3.01m X 3.66m)

Fitted to comprise double inset single drainer stainless steel sink with mono-bloc mixer tap & cupboards under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas, integrated single electric oven, four zone induction hob, extractor hood over, space for fridge/freezer, space & plumbing for dishwasher, tiled floor, vertical radiator, UPVC double glazed sash style window to front aspect.

### Dining Room:

13' 4" X 11' 11" (4.07m X 3.65m)

Built in shelving making useful storage of recessed space, stairs rising to first floor, dado rail, radiator, UPVC double glazed sash style windows to front aspect.

### Sitting Room:

27' 4" X 12' 0" (8.34m X 3.67m)

A spacious sitting room benefiting from a historical extension comprising; Open fireplace with wood burning stove, vertical radiator & underfloor heating, engineered oak flooring, UPVC double glazed window to rear & side aspect, UPVC double glazed French doors leading to rear garden.

### Study/Utility Room:

9' 8" X 8' 9" (2.95m X 2.68m)

Multi-function room the current owners use as a home office & utility room with a range of fitted base & eye level units, space & plumbing for washing machine, heating controls, hot water tank, radiator & UPVC double glazed window to rear aspect.

### First Floor Landing:

### Bedroom One:

12' 11" X 12' 6" (3.96m X 3.83m)

Dual aspect with UPVC double glazed window to side & rear aspects, radiator, access to loft space.

### En-Suite:

Suite of fully tiled corner shower cubicle, wash hand basin with cupboard under, low level W.C, radiator/heated towel rail, laminate flooring, UPVC double glazed window to rear aspect.

### Bedroom Two:

10' 0" X 11' 11" (3.06m X 3.64m)

Dado rail, radiator, UPVC double glazed sash style window to front aspect.

### Bedroom Three:

11' 10" X 8' 11" (3.63m X 2.72m)

Access to loft space, built in wardrobe, shelving & desk/work station, UPVC double glazed sash style window to front aspect.

### Bathroom:

White suite of oval bath with shower over, round counter top wash basin with cupboard below, low level WC, heated towel rail, laminate flooring, UPVC double glazed window to rear aspect.

### Outside:

### Rear Garden:

A generous & well established split level garden consisting of stone shingle, paved & bloc paved patio seating areas, mixture of low lying & raised borders housing plants, shrubs & trees, large lawn area & vegetable patch, gated access to front aspect.

### Single Garage:

Access via up & over door, power & light connected, EV charging point, workshop above access via door from rear garden, power and light connected. Driveway to side for a small vehicle.

### Please Note:

EPC Rating: B

Council Tax Band: E

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains

Sewerage: Klargestep septic tank

Heating: Air source heat pump

Solar Panels: Twelve roof-mounted solar panels (5kW total) and 5kWh battery contribute to the total energy needs.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 57Mbps download and 10Mbps 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: Garage, driveway & 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.

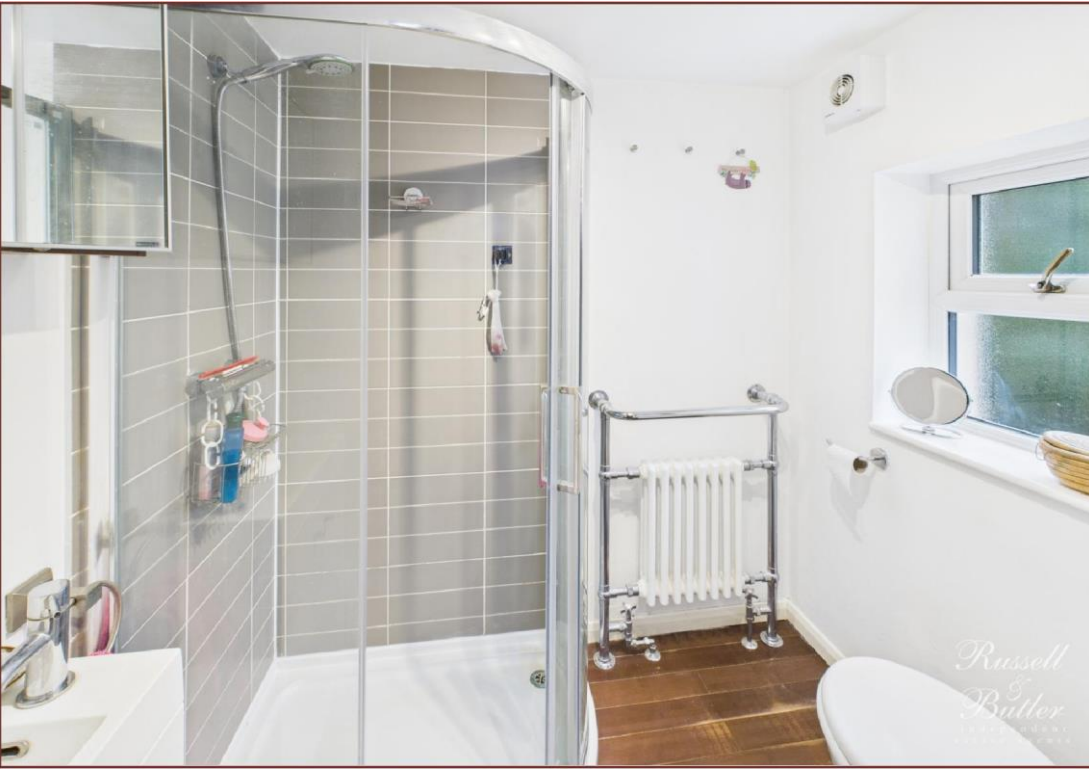
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

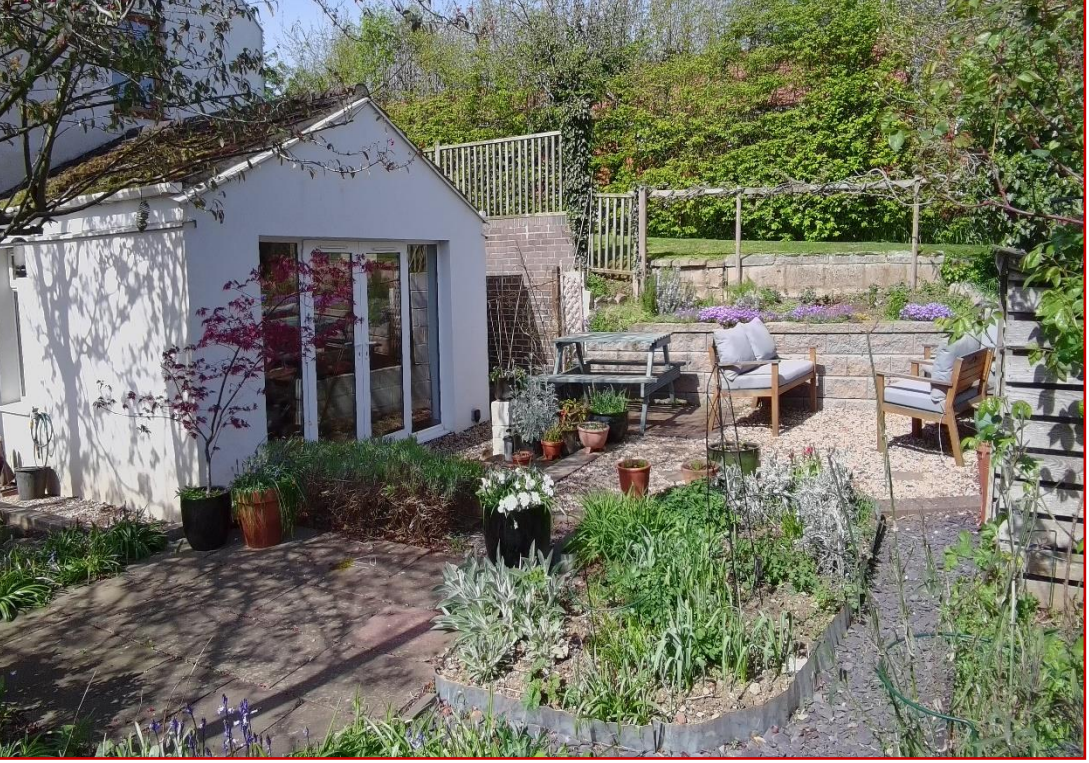




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**Approximate total area<sup>(1)</sup>**

691 ft<sup>2</sup>

64.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

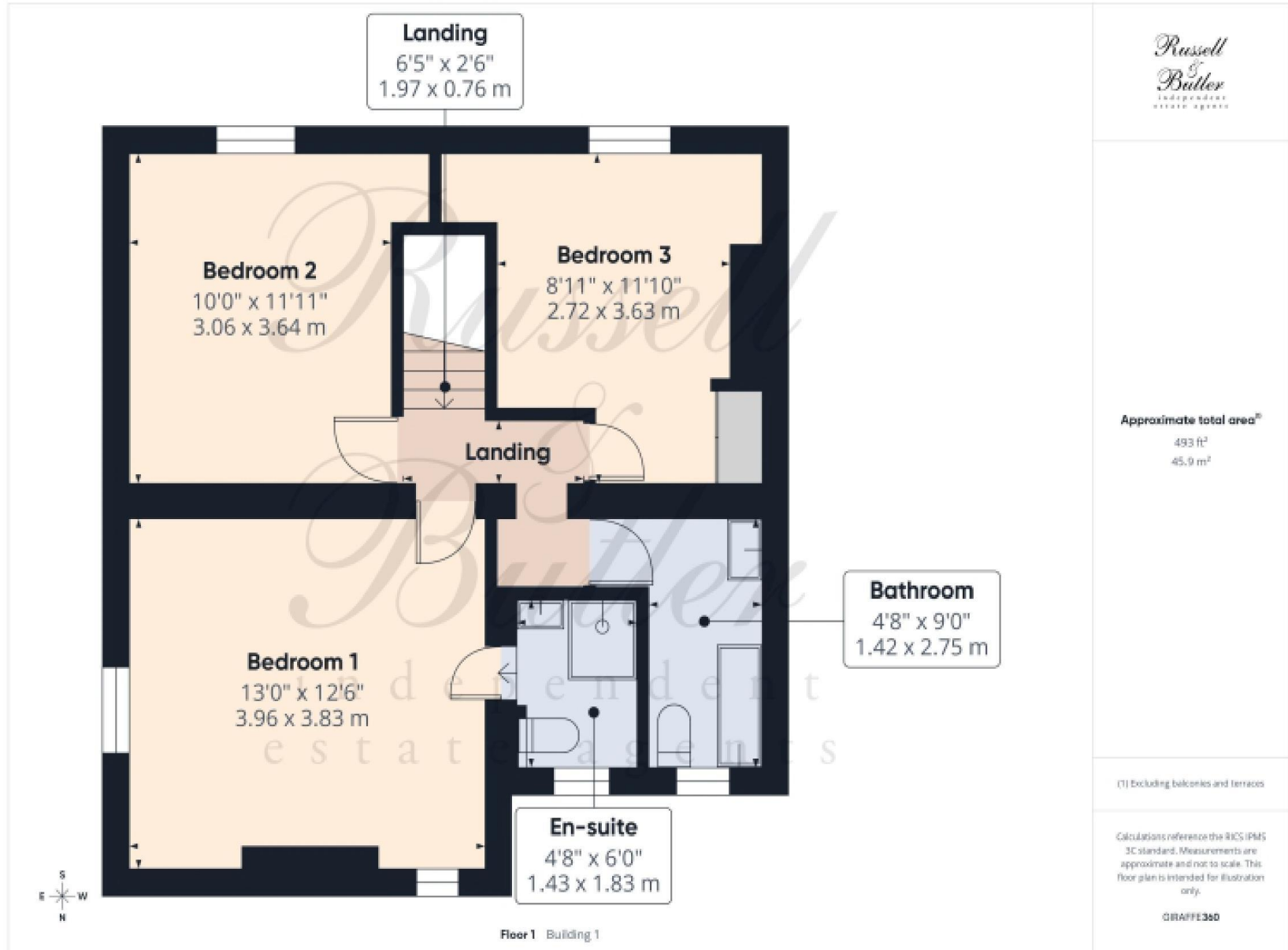
**Reduced headroom**

----- 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.

GRAFFE350





**Approximate total area\***  
493 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(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.

**ORAFFE360**

**Floor 1 Building 1**



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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