

*Russell & Butler*  
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# Missenden Road, Winslow, MK18 3AS

Asking Price £259,995. Freehold

A deceptively spacious one bedroom semi detached bungalow situated within walking distance of Winslow's town centre. The property has the advantages of: Gas to radiator central heating (New boiler), UPVC double glazing, re-fitted shower room, and gardens to front & rear. NO ONWARD CHAIN. The accommodation comprises: Entrance hall, sitting/dining room, kitchen, bedroom, shower room and gardens to front & rear. Council Tax Band B. Energy rating D.



## Entrance

Double glazed entrance door to:

## Entrance Hall

Radiator, large walk in storage cupboard with shelving, built in coat cupboard with light.

## Sitting/Dining Room

*18' 10" X 10' 9" (5.75m Max extending into dining area, 4.24m Min x 3.28m)*

Fireplace, cupboard housing "Vaillant" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, two radiators, Upvc double glazed windows to front and rear aspects.

## Kitchen

*10' 3" X 6' 10" (3.13m X 2.08m)*

Inset single drainer stainless steel 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, radiator, gas and electric cooker points, plumbing for automatic washing machine, built in panty cupboard, Upvc double glazed window to rear aspect, double glazed composite door to side.

## Bedroom One

*11' 10" X 10' 2" (3.61m X 3.11m)*

Radiator, Upvc double glazed window to front aspect.

## Shower Room

*6' 10" X 5' 10" (2.10m X 1.80m)*

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, radiator, Upvc double glazed window to side aspect.

## Front Garden

Laid to lawn, enclosed by hedge and fence, gated access, path leads to entrance and rear garden.

## Rear Garden

Laid to lawn, enclosed by hedge and fence, gated access to rear.

## Please Note

EPC Rating: D Council Tax: B

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).

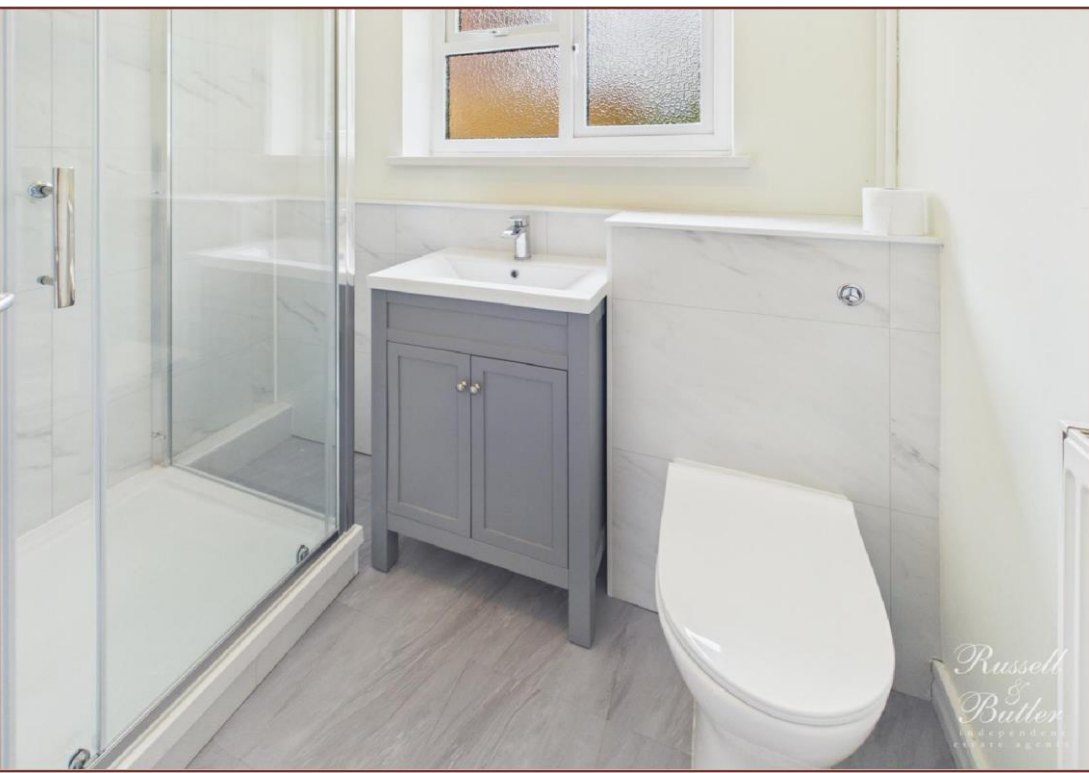
Parking: On street parking.

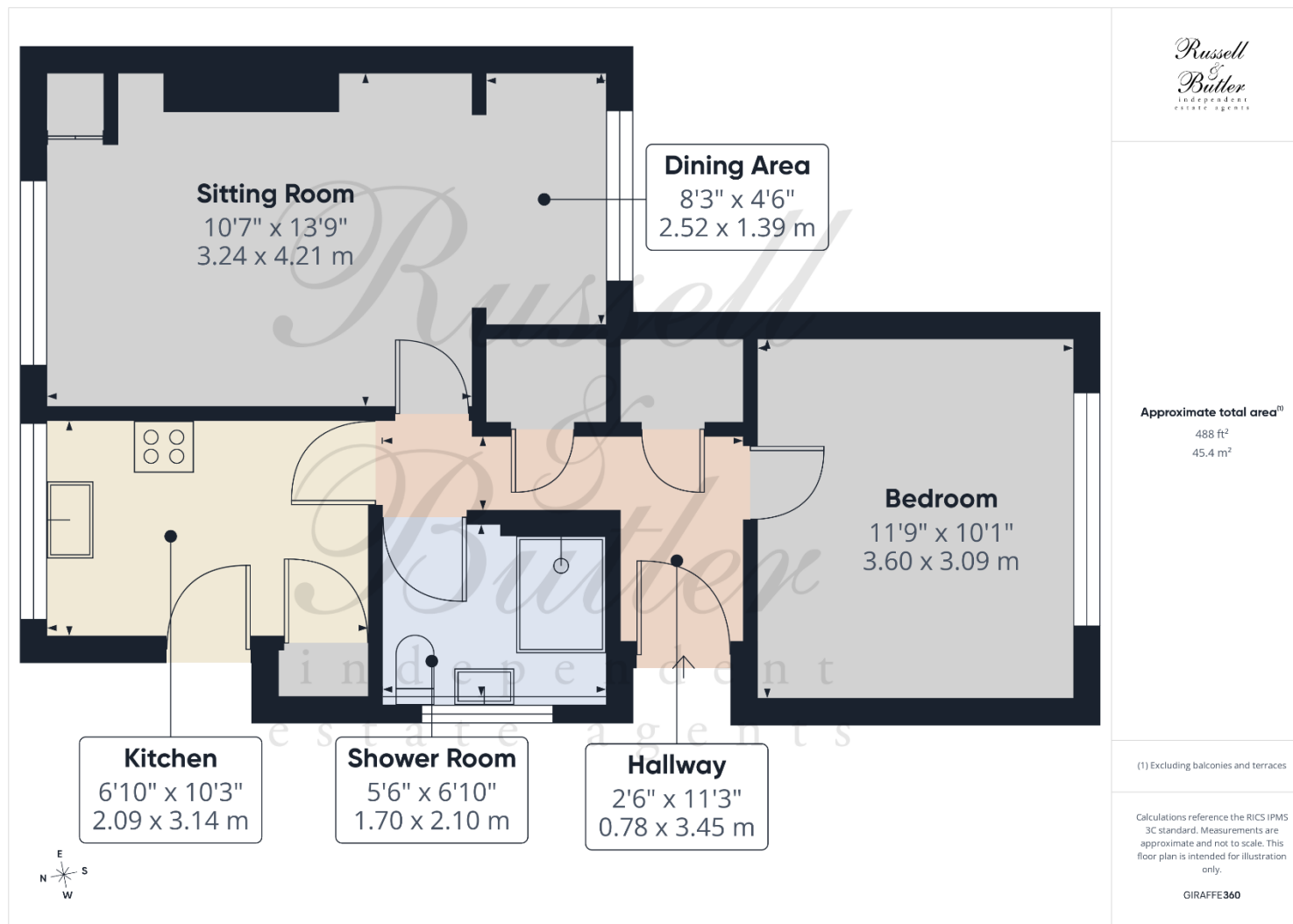
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

## 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.







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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