Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Walnut Tree Close, Winslow , MK18 3FS
Asking Price £349,950.00 Freehold

A modern three bedroom terraced home, offered for sale with NO UPPER CHAIN and conveniently situated within a short walking distance to Winslow town centre & train station. The property further benefits from a single garage, two allocated parking spaces & two bathrooms. The accommodation comprises: Entrance hall, downstairs cloakroom, modern fitted kitchen with space for appliances, spacious lounge/diner. To the first floor: main bedroom with en-suite, further double bedroom, single bedroom and family bathroom. There is a low maintenance garden to the rear, single garage & two parking spaces. EPC Rating TBC/Council tax band D.









Entrance:
Composite door to:

Entrance Hall:
Under stair storage cupboard, radiator, vinyl flooring.

Cloakroom:
White suite of low level W.C, pedestal wash hand basin, ceramic tiling to splash areas, radiator, UPVC double glazed window to front.

Kitchen:
11' 9" X 7' 8" (3.60m X 2.35m)
Fitted to comprise: inset single drainer stainless steel sink unit with mono-bloc mixer tap and cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas, integrated single electric oven, four burner gas hob & extractor fan over, space for fridge/freezer, space & plumbing for washing machine & dishwasher, radiator, UPVC double glazed window to front aspect.

Lounge/Diner:
15' 0" X 14' 0" (4.58m X 4.27m)
Two radiators, UPVC double glazed windows & French door to rear garden.

First Floor Landing:
Access to loft space, radiator, airing cupboard with shelving & housing hot water tank, UPVC double glazed window to rear aspect.

Bedroom One:
15' 0" X 8' 11" (4.59m X 2.72m)
Built in storage cupboard, radiator, two UPVC double glazed windows to front aspect.

En-Suite:
7' 5" X 3' 10" (2.27m X 1.19m)
Suite of double width shower cubicle, pedestal wash hand basin, low level W.C, radiator, ceramic tiling to all splash areas, extractor fan.

Bedroom Two:
14' 2" X 9' 6" (4.34m X 2.92m)
Radiator, UPVC double glazed window to front aspect.

Bedroom Three:
7' 4" X 9' 6" (2.24m X 2.92m)
Radiator, UPVC double glazed window to rear aspect.

Bathroom:
7' 4" X 6' 0" (2.26m X 1.84m)
White suite of panel bath, pedestal wash hand basin, low level W.C, radiator, ceramic tiling to all splash areas, UPVC double glazed window to rear aspect.

Outside:

Rear Garden:
Fully enclosed and laid mainly to paved patio with raised flower beds, outside tap, outside light and side gate access.

Single Garage:
Up & over door, parking space in front, additional allocated parking space.

Please Note:
EPC Rating: TBC
Council Tax Band: D

Maintenance charge : Approx £230 per anum

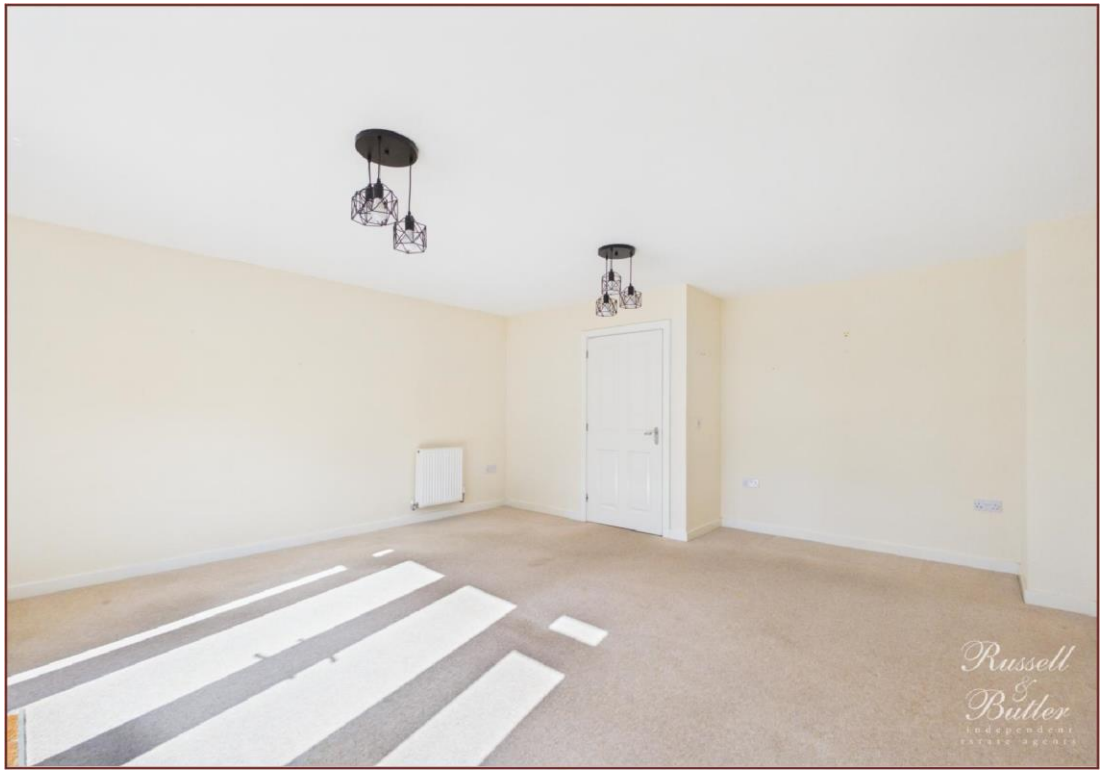
Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas

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: Garage & two allocated parking spaces

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)

419 ft²

38.9 m²

Reduced headroom

7 ft²

0.7 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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