

**£335,000**

Located at the edge of Buckland within walking distance of the Wendover Arm of the Grand Union Canal and a short distance from the amenities of Aston Clinton this well presented two bedroom mid terraced cottage is welcomed to the market offering lounge with feature fireplace, dining room, kitchen, bathroom and large rear garden.

# Property Description

## ENTRANCE PORCH

Double glazed window to side aspect. Wooden stable door to lounge.

## LOUNGE

Double glazed window to front aspect. Feature fireplace with brick surround, two radiators, door to dining room.

## DINING ROOM

Double glazed window to rear aspect. Radiator, stairs rising to first floor, under stairs storage cupboard, open to kitchen.

## KITCHEN

Double glazed window to rear aspect, frosted door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for cooker with extractor fan over, space for fridge freezer, wall-mounted gas boiler, radiator.

## LANDING

Access to boarded loft space via ladder.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, airing cupboard housing lagged water cylinder.

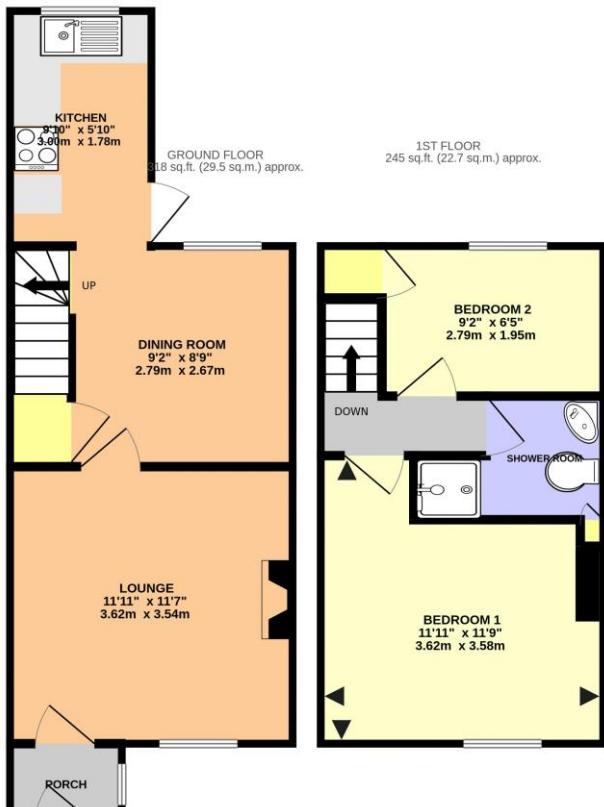
## BATHROOM

Tiled shower cubicle, low level WC, wash hand basin, radiator, built-in storage.

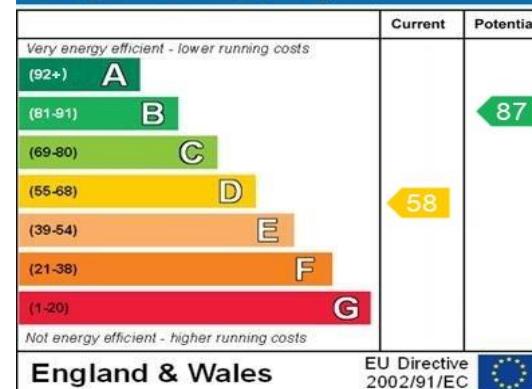
## OUTSIDE

## REAR GARDEN

Mainly laid to lawn with patio area, cold water tap, timber storage shed, flower and shrub beds with mature shrubs.



### Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents