Michael ANTHONY

The Baulk, Ivinghoe

Guide Price £295,000 Freehold

01442 891177 | tring@maea.co.uk

Guide Price
£295,000

Tucked away off the main road in the peaceful and highly sought-after village of Ivinghoe, this well-presented one-bedroom end-of-terrace home enjoys open views towards Ivinghoe Beacon and offers a quiet village lifestyle with excellent connectivity. The property features a bright open-plan living, kitchen and dining space, ideal for modern living and entertaining. A generously sized double bedroom provides comfortable accommodation, while a spacious shower room completes the main accommodation and offers ample room for a bath to be reinstated if desired. Upstairs, the loft room provides a versatile additional space, perfectly suited for a home office, studio or occasional guest use. Outside, the property benefits from a private courtyard garden, offering a sheltered spot for outdoor dining or relaxation.

Property Description

ENTRANCE
Double glazed window to front, Opening to lounge, radiator.

LOUNGE
Double glazed window to front aspect, two radiators, opening to spiral staircase rising to first floor.

KITCHEN/DINING ROOM
A range of wall and floor mounted units with rolled edge work surface areas, stainless steel one and a half bowl and drainer with mixer tap over, space for cooker with extractor hood over, plumbing and space for a washing machine, space for a fridge freezer, double glazed double doors to rear aspect and double glazed windows to rear. Space for dining table and chairs.

LANDING
Doors to:

BEDROOM ONE
Double glazed window to front aspect, radiator and beautiful views out over Ivinghoe.

SHOWER ROOM
Frosted double glazed window to rear aspect, comprising a walk-in double width shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, cupboard housing wall mounted gas boiler, underfloor heating.

LOFT ROOM
Double glazed window to front aspect, currently used as a study. Built in storage

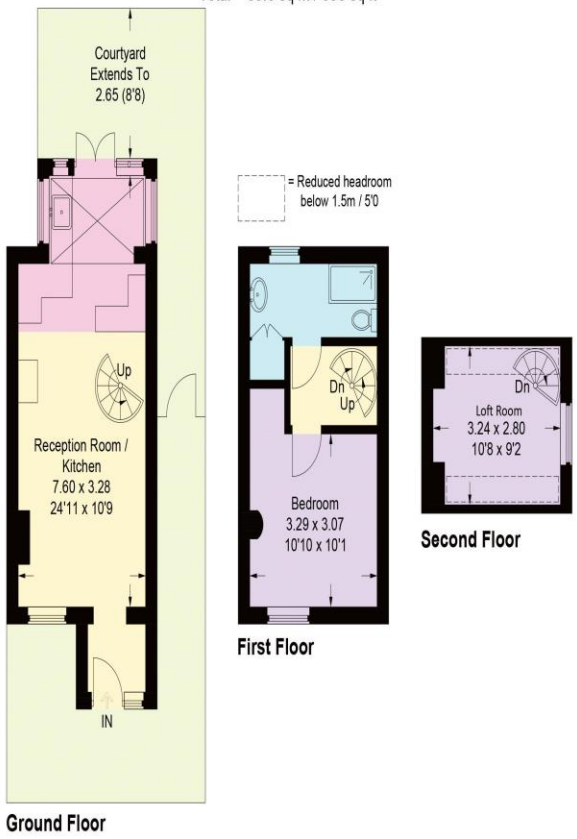
OUTSIDE

FRONT GARDEN
Well stocked flower bed with patio space to sit out.

REAR GARDEN
Courtyard garden laid for low maintenance, gated side access, blocked paved enclosed by walling.

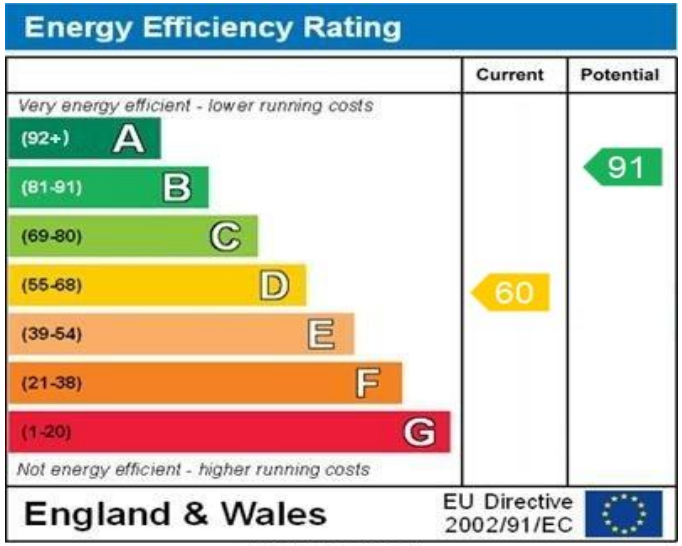
The Baulk

Approximate Gross Internal Area
Ground Floor = 26.4 sq m / 284 sq ft
First Floor = 20.0 sq m / 215 sq ft
Second Floor = 9.2 sq m / 99 sq ft
Total = 55.6 sq m / 598 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd



WWW.EPC4U.COM

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk