





£310,000

Offered with a large rear garden this well presented and modernised two bedroom character cottage is conveniently located in the ever sought after village of Aston Clinton and comes with planning permission for a rear extension.

Property Description

ENTRANCE

Front door to lounge.

LOUNGE

Double glazed window to front aspect. Feature fireplace. Radiator. Stable door to kitchen.

KITCHEN

A recently refitted kitchen with a range of wall mounted and floor standing units with worksurface over. Sink unit with drainer. Built in eye level oven and integrated hob. Space for fridge/freezer, plumbing for washing machine and dishwasher. Radiator. Stairs rising to first floor.

LOBBY

Door to bathroom and garden, radiator.

BATHROOM

Fitted with a three piece suite with low level W.C., wash hand basin, panelled bath with shower over, double glazed frosted window to rear aspect, heated towel rail.

LANDING

Door to all rooms, access to part boarded loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

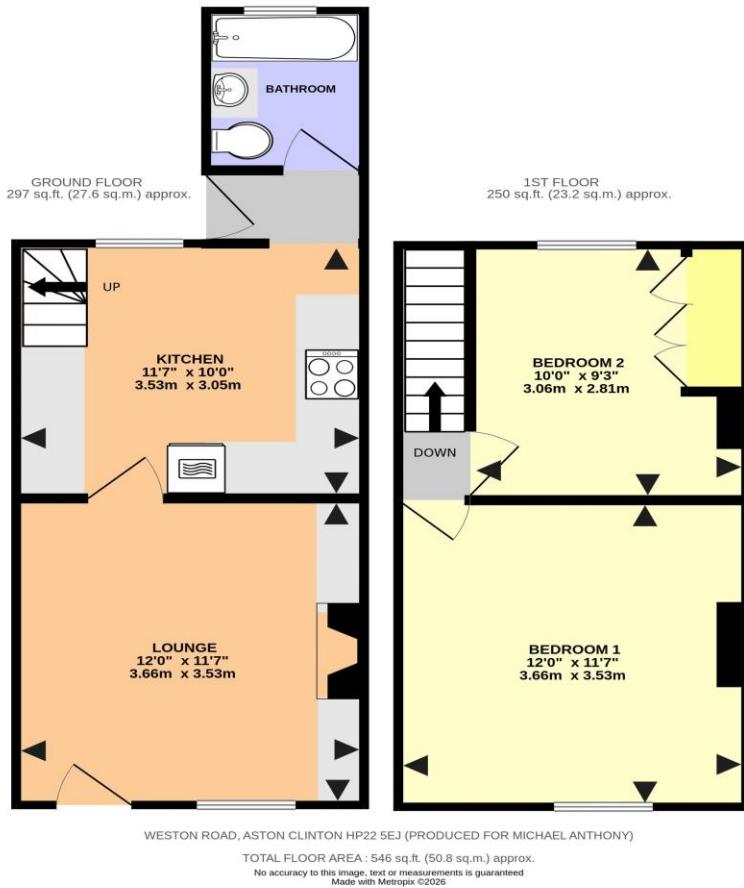
Double glazed window to rear aspect. Built in wardrobe and airing cupboard housing gas combination boiler. Radiator.

FRONT GARDEN

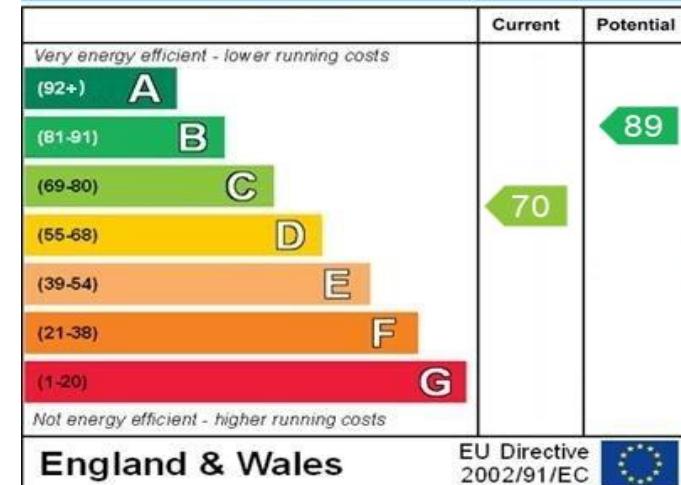
Tiled path to front door enclosed by wrought iron fencing.

REAR GARDEN

A large mature garden with lawn and patio areas. Flower and mature shrub borders. Timber storage shed. External power sockets. Cold water tap.



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