







**£310,000**

Situated in the heart of Aston Clinton offering easy access to all local amenities this two bedroom end of terrace cottage which does require modernisation offers a good sized lounge/dining room, separate study, kitchen/breakfast room, enclosed gardens, driveway parking and no onward chain.

# Property Description

## **ENTRANCE**

Stable door to:

## **KITCHEN**

Double glazed window to side aspect. Fitted with a range of floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap over, built-in oven and hob with extractor fan over, part tiled walls, radiator, wall-mounted gas boiler, plumbing for automatic washing machine, door to lounge, door to shower room, stairs rising to first floor.

## **LOUNGE/DINING ROOM**

A double aspect room with double glazed leaded light windows to front and side aspects. Brick-built open fireplace with wooden mantle over, radiator, access to study.

## **STUDY**

Double glazed leaded light window to rear aspect. Radiator, under stairs storage cupboard.

## **SHOWER ROOM**

Double glazed leaded light window to rear aspect. Shower cubicle, pedestal wash hand basin, low level WC, radiator.

## **LANDING**

Doors to bedrooms.

## **BEDROOM ONE**

Double glazed leaded light window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed leaded light window to side aspect. Radiator, access to loft space.

## **OUTSIDE**

### **PARKING**

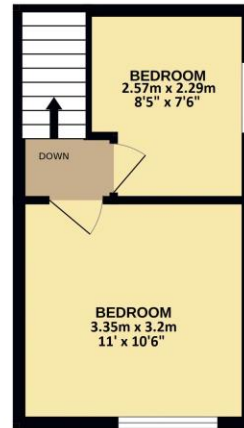
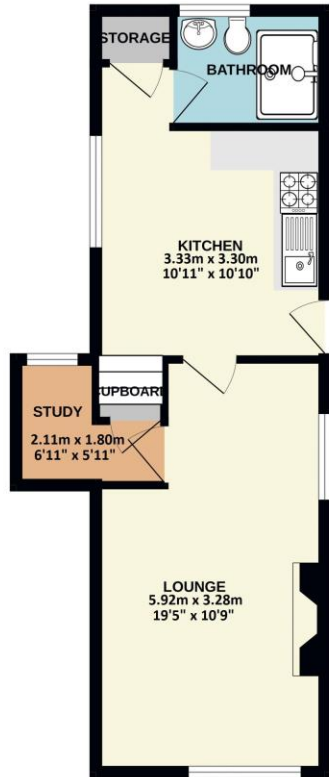
Accessed via a five-bar gate, driveway parking for one car.

### **REAR GARDEN**

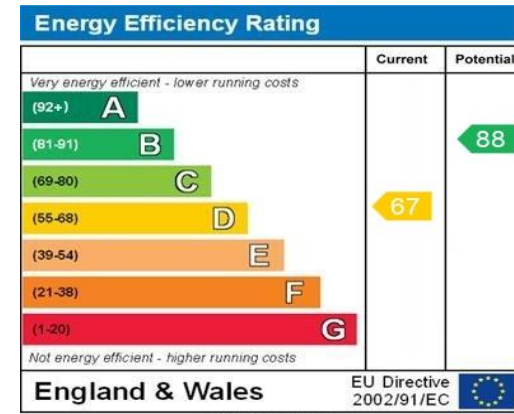
Mainly laid to lawn with paved patio area, all enclosed by panelled fencing, outside light and cold water tap, timber storage shed.

GROUND FLOOR

1ST FLOOR



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