





Guide Price
£285,000

Tucked away off the main road in the peaceful village of Ivinghoe with views overlooking Ivinghoe Beacon, this well presented one bedroom end of terraced home is welcomed to the market offering open plan, living, kitchen and dining space, shower room and loft room. The property also benefits from a private courtyard garden.

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.

LOFT ROOM

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

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.

OUTSIDE

FRONT GARDEN

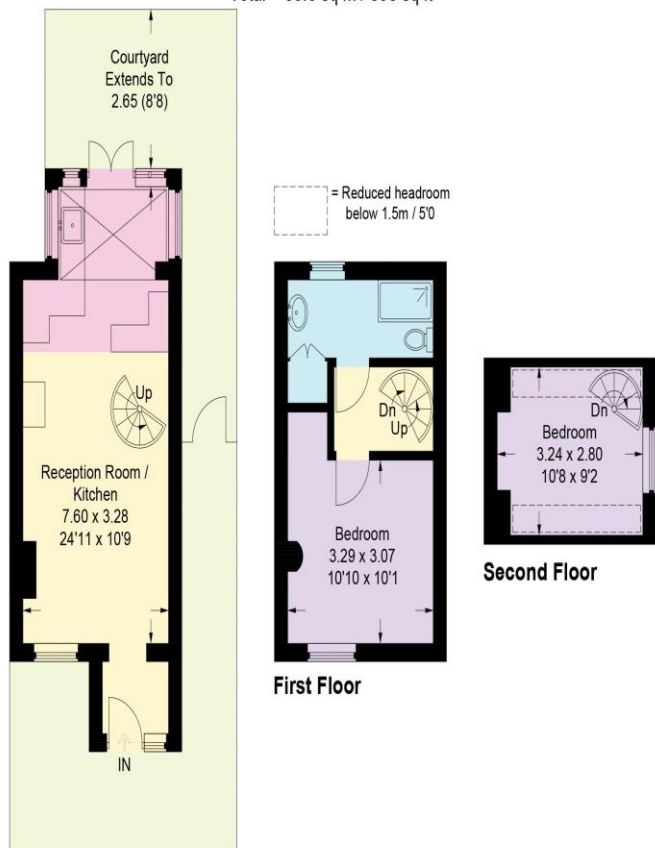
Well stocked flower bed with patio space to sit out.

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



Ground Floor

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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