





£250,000

Situated in the quiet village of Edlesborough a short distance from the local shops this well presented two bedroom cluster home is welcomed to the market offering refitted kitchen, lounge, upstairs bathroom, allocated parking space and communal gardens.

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Glazed door to lounge and open to kitchen.

LOUNGE

Leaded light bow window to front aspect. Radiator, stairs rising to first floor, dado rail, coving.

KITCHEN

Leaded light window to side aspect. Newly refitted with a range of both floor and wall-mounted units with work surface over, built-in oven and hob, plumbing for automatic washing machine and dishwasher, single drainer stainless steel sink unit with mixer tap, radiator.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Leaded light window to front aspect. Built-in wardrobes, radiator, airing cupboard housing electric boiler.

BEDROOM TWO

Leaded light window to front aspect. Radiator, access to part boarded loft space.

BATHROOM

Window to side aspect. White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail.

OUTSIDE

PARKING

Block paved driveway providing hardstanding.

GARDEN

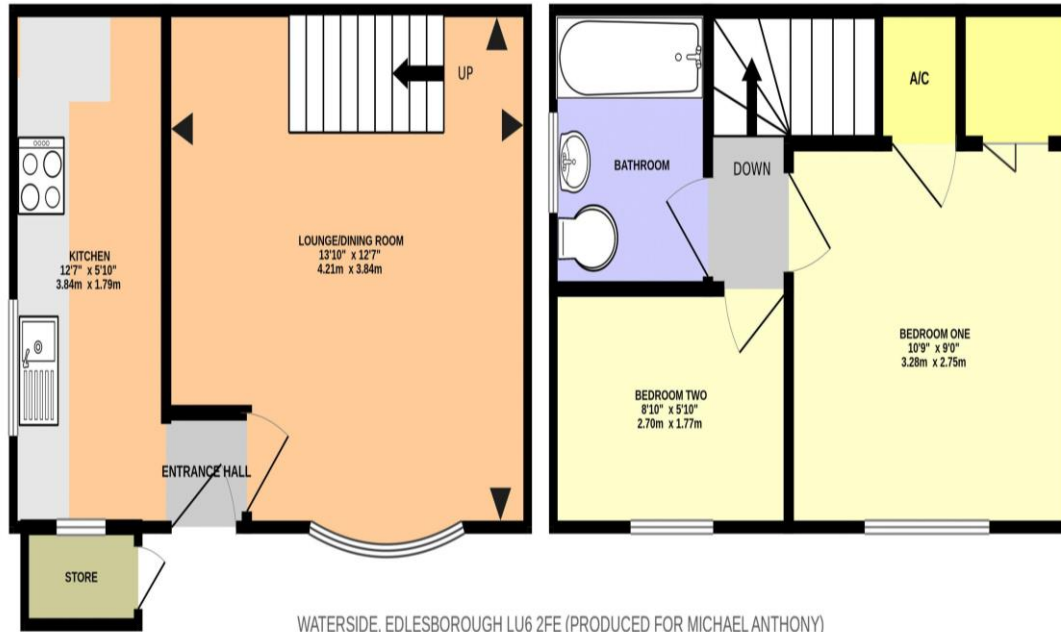
Small shingled area with path to front door, brick built-storage shed.

COMMUNAL GARDENS

Wonderful gardens which are mainly laid to lawn with seating areas adjoining the River Ouzel.

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

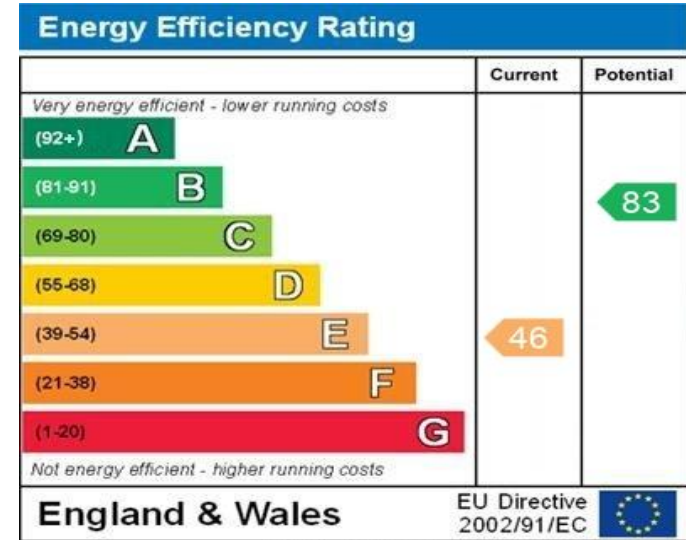
1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



WATERSIDE, EDLESBOROUGH LU6 2FE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 520 sq.ft. (48.4 sq.m.) approx.

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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.

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