







**Guide Price**  
**£400,000**

Located in the popular village of Aston Clinton close to local amenities this three bedroom semi detached property with potential to modernise is welcomed to the market offering a lounge/dining room, kitchen, family bathroom and WC. The property also has both front and rear gardens, private parking and an outbuilding. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Window to side aspect. Access to loft space, glazed door to dining room.

## DINING ROOM

Stairs rising to first floor, archway to kitchen and opening to lounge, radiator.

## LOUNGE

Window to front aspect. Gas fire with back boiler.

## KITCHEN

Window to rear aspect. Fitted with a range of floor standing and wall-mounted units with work surface over, double bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, radiator, plumbing for automatic washing machine and dishwasher, built-in oven and hob with extractor fan over, glazed door to rear lobby.

## REAR LOBBY

Stable door to rear. Door to:

## BATHROOM

Window to rear aspect. Comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, wash hand basin with storage cupboard below, low level WC, part tiled walls, built-in cupboard, radiator.

## LANDING

Radiator, access to loft space, airing cupboard housing lagged copper cylinder.

## BEDROOM ONE

Window to front aspect. Radiator, built-in wardrobes.

## BEDROOM TWO

Window to rear aspect. Radiator.

## BEDROOM THREE

Window to rear aspect. Radiator.

## WC

Low level WC, wash hand basin, radiator, part tiled walls.

## OUTSIDE

## GARAGE

Garage with double wooden doors, power and lighting.

## REAR GARDEN

Lawn area with flower and shrub beds, garden shed, leading to a driveway providing hardstanding which in turn leads to the garage.



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