





£350,000

This two bedroom character cottage is ideally located in the heart of Aston Clinton offering easy access to all local amenities, the property has been well maintained throughout and benefits include a sitting room with wood burning stove, kitchen, re fitted shower room, enclosed garden with large storage shed, driveway parking and no onward chain.

Property Description

ENTRANCE

Door to:

LOUNGE

Bay window to front. Feature fireplace with log burner, radiator.

KITCHEN

Velux window to rear aspect. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated oven and hob with extractor fan over, space for washing machine and fridge freezer, door to stairs rising to first floor, radiator.

UTILITY ROOM

Door to downstairs shower room, door to rear garden, skylight, radiator

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Loft access, built-in wardrobe.

DOWNSTAIRS SHOWER ROOM

Frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, heated towel rail, tiled shower cubicle, extractor fan.

OUTSIDE

PARKING

Parking for one car.

FRONT GARDEN

Outside light, path to front door.

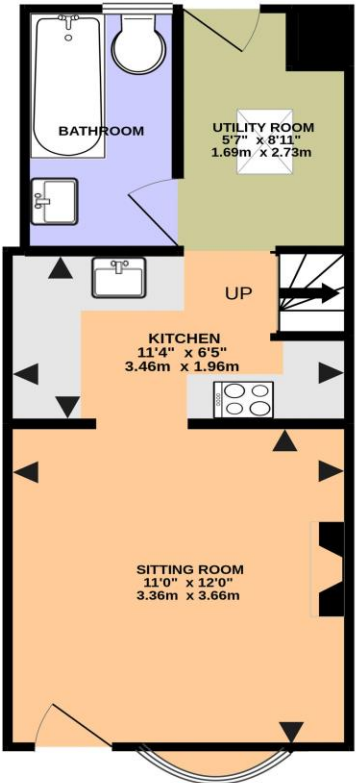
REAR GARDEN

Patio area, path leading to rear, flower and shrub beds, outside light, outside tap.

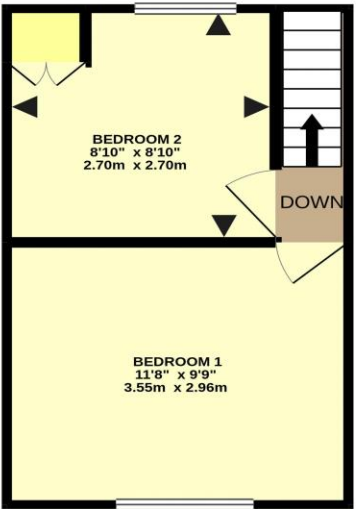
WORKSHOP

Potential for power and lighting with access to pedestrian walkway.

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



BROOK STREET, ASTON CLINTON HP22 5ET (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 496 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(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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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

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