





Auction Guide Price
£450,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £490,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Situated a short distance from the local village high street which offers an abundance of boutique shops, café's pubs and restaurants as well access to the local train station which has links to London Marylebone, this well presented 4

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, hard wood flooring.

CLOAKROOM

Low level WC, wash hand basin, heated towel rail.

LOUNGE

Bay window to front aspect. Feature fireplace with log burner, two radiators, hard wood flooring.

DINING ROOM

Double glazed sash window to rear aspect. Radiator, feature fireplace, door to cloakroom, under stairs storage, hard wood flooring.

KITCHEN

Double glazed sash window to side aspect, double glazed window to front aspect, part glazed door to rear garden. Fitted with a range of floor standing units with rolled edge work surface over, double stainless steel sink with mixer tap and drainer, wall-mounted boiler, integrated dishwasher and washing machine, space for fridge freezer, space for oven with extractor fan over, part tiled walls, storage cupboard.

LANDING

Window to rear aspect. Stairs to second floor, radiator.

BEDROOM ONE

Two double glazed windows to front aspect. Feature fireplace, built-in wardrobe, hard wood flooring.

BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobe, eaves storage, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, hard wood flooring.

BEDROOM FOUR

Double glazed sash window to rear aspect. Feature fireplace, radiator, hard wood flooring.

BATHROOM

Tiled shower cubicle, low level WC, heated towel rail, part tiled walls, extractor fan.

OUTSIDE

GARAGE/PARKING

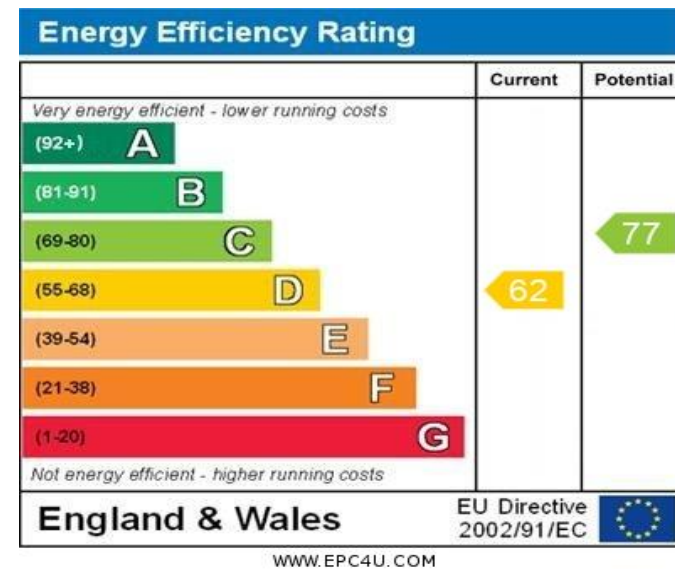
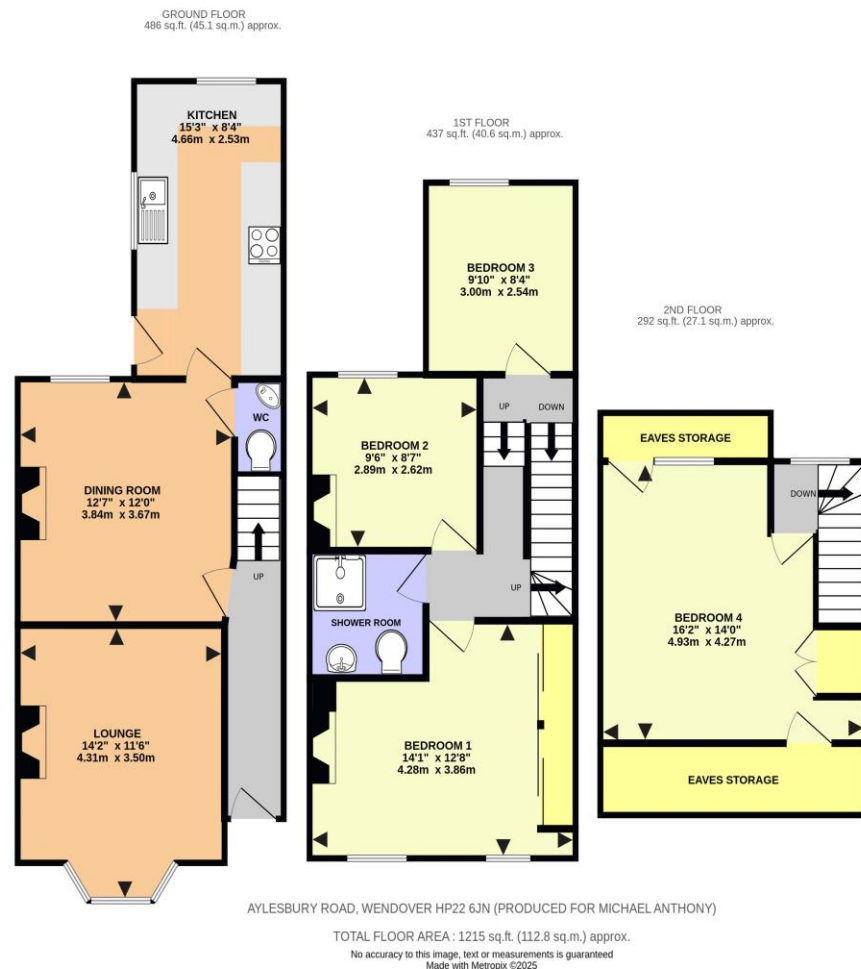
Carport for two cars, power and lighting, loft area.

FRONT GARDEN

Path to front door, shingled area.

REAR GARDEN

Mainly laid to patio, side and rear access, outside tap, outside light, mature fruit trees, flower and shrub beds, path leading to car port.



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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