

HUNTERS[®]

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Clearfields Farm Cottages

Wotton Underwood, Aylesbury, HP18 0RT

Guide Price £230,000



Council Tax: Band C



Area Map



CASH BUYERS ONLY

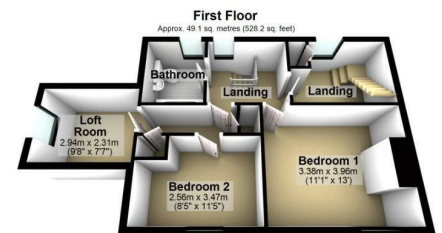
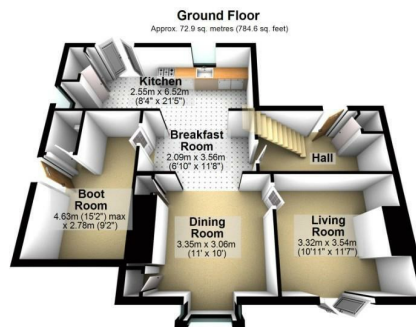
Situated in a rural setting with uninterrupted views over fields, this 3 bedroom Scandinavian property provides a rarely available project for renovation, extension and modernisation.

Constructed in 1947 and located on a good size plot backing onto farmland, the house is in need of complete renovation throughout.

Please note the property is of non-standard construction.

- CASH BUYERS ONLY
- No onward chain
- 3 bedroom semi-detached house
- In need of total renovation throughout
- Rural setting
- Views over fields
- Driveway parking
- Gardens to 3 sides

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 137.9 sq. metres (1483.9 sq. feet)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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