

2 Bedroom Semi Detached

23 Buckingham Road ,
Steeple Claydon, MK18 2QA



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LOCATION

Steeple Claydon has a range of amenities including shops, a post office, a library, GP and dental surgeries, a village hall, a church, public houses and a fish and chip shop. A wider range of facilities can be found in Buckingham,

THIS HOME FEATURES

DEVELOPMENT
OPPORTUNITY
FULL PLANNING
APPROVED
ERECTION OF NEW
THREE BEDROOM
HOUSE
EXTENSION OF
ORIGINAL PROPERTY
VILLAGE LOCATION

Aylesbury and Milton Keynes. The property is in the catchment area for the Royal Latin (grammar) School in Buckingham.

LIVING AREA

2

BEDROOMS

The property benefits from two double bedrooms.

BATHROOMS

The property benefits from a guest cloakroom on the ground floor and a family bathroom on the first floor. Family bathroom comprises of a low level w/c, panel bath with shower over, pedestal sink, radiator, heated towel rail, window the side aspect.

RECEPTIONS

The property offers a living room to the front aspect with an open fireplace

KITCHEN

The kitchen has a range of storage units at base an eye level, roll top work surfaces, space for fridge freezer, washing machine and oven, single bowl sink and drainer, tiled splash backs, two windows to the rear aspect.

OUTSIDE

The rear garden is mainly laid to lawn and wraps around the side of the property giving you space for the erection of a new dwelling and extension of the current house which planning is approved for, there is an outside tap and summer house/ garden room. The front garden is mainly laid to lawn.



PROPERTY SUMMARY

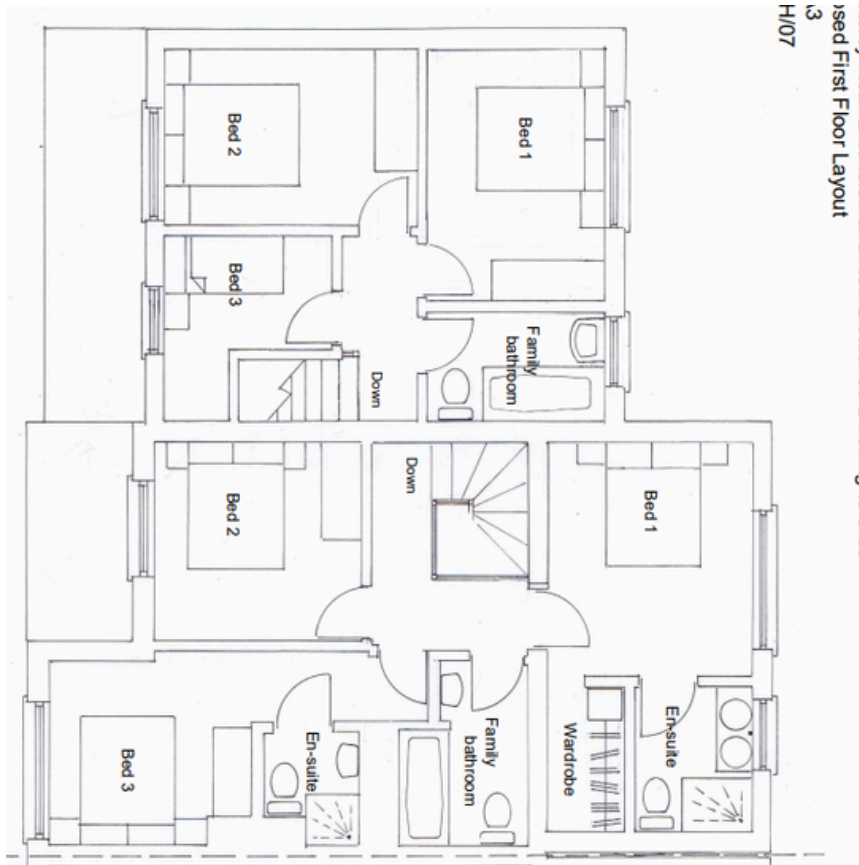
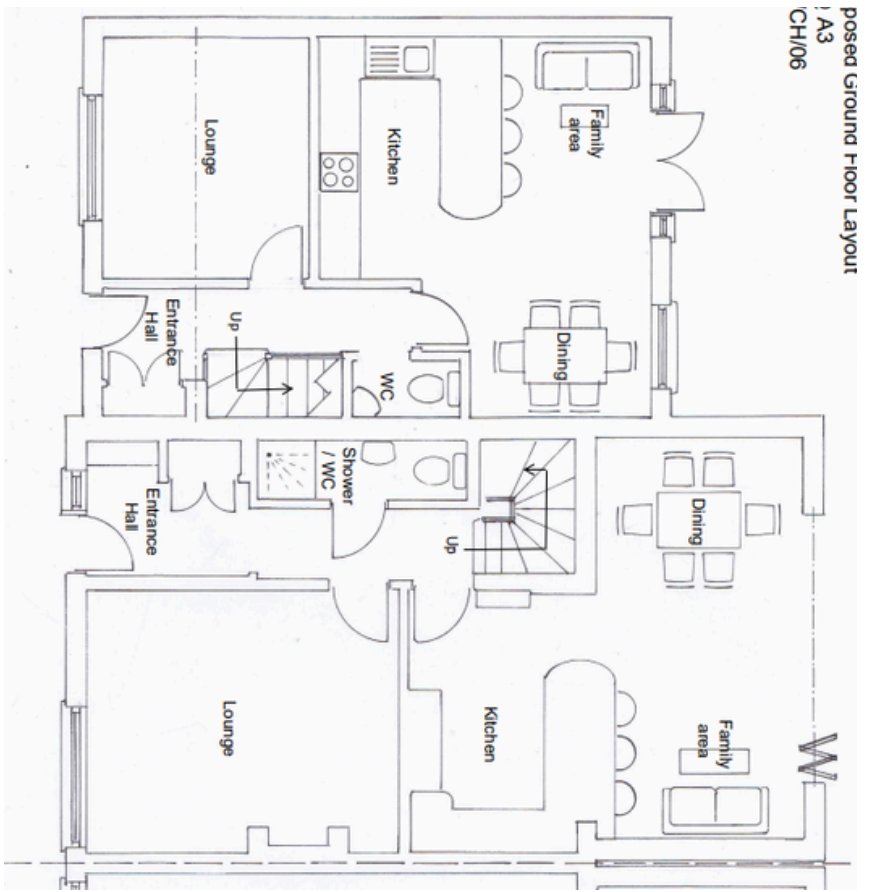
We Sold It are pleased to present this rare development opportunity. This property is currently arranged as a two bedroom semi detached home but is being offered to the market with full planning permission to extend the current house into a three bedroom and build a further three bedroom property alongside. Planning reference number 15/04345/APP. This would make an ideal investment opportunity for someone or with a change of planning the property could be made into a large family home. Call now for more information or to arrange a viewing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PARKING

Large driveway to the front of the property for multiple cars.



VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

NOTE

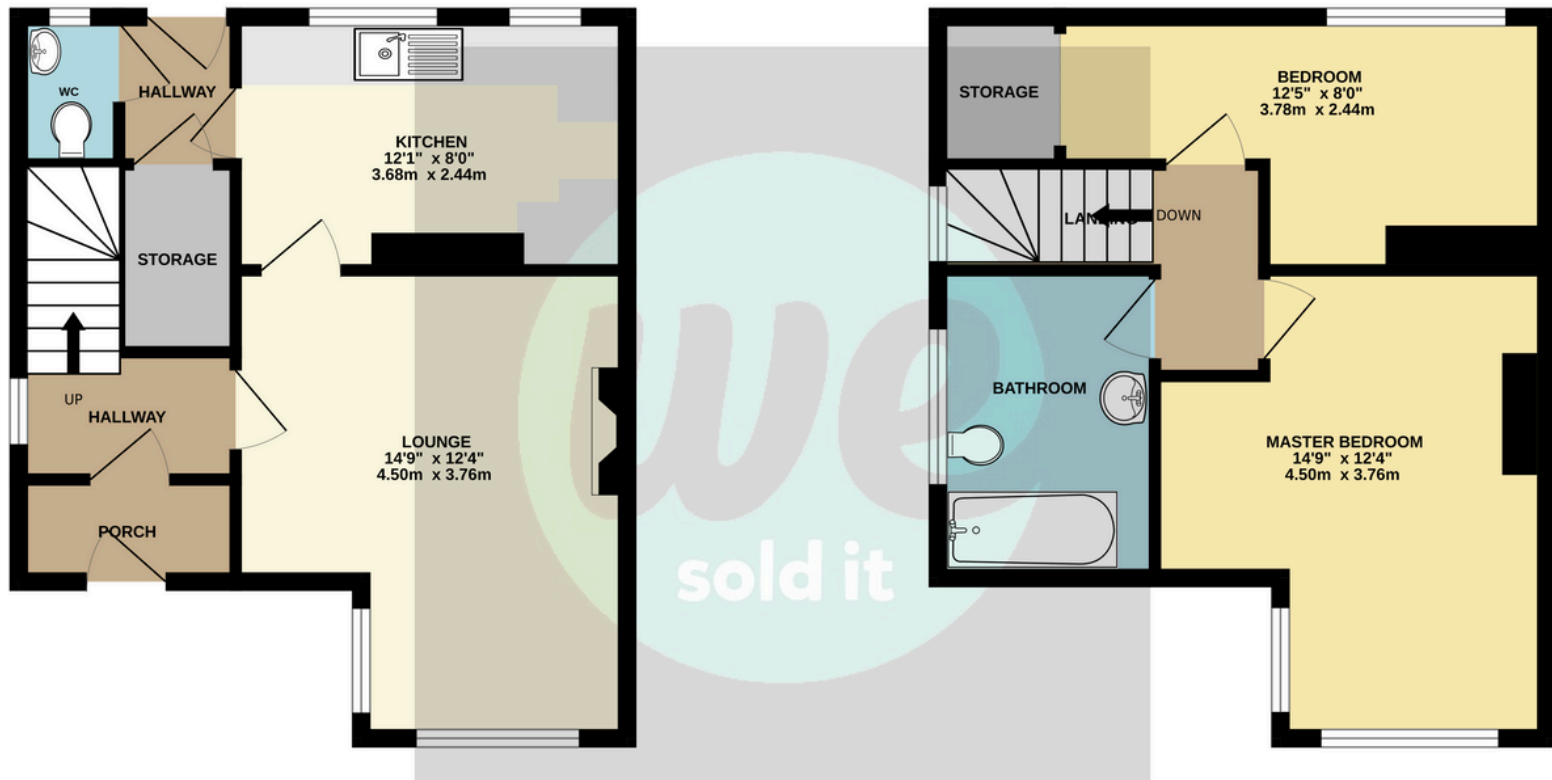
In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.



Floorplan

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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