



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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The Old Village Shop, Ivinghoe, Buckinghamshire

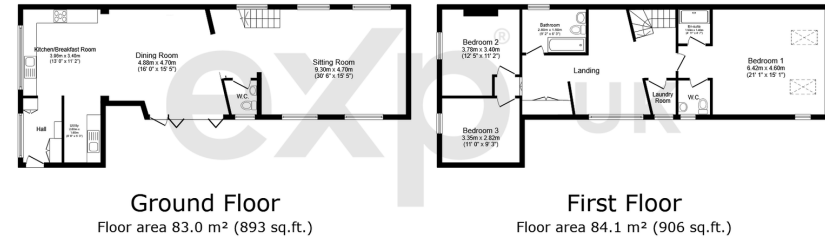
Offers Over £675,000

3 2 2



- Victorian detached home, re-imagined
- Three double bedrooms
- Modern sleek design
- Energy efficient
- Watch the video tour
- Almost 2000sq ft of accommodation
- Large open plan living space
- Vaulted ceilings
- Close to local amenities
- Please quote JB0294 when enquiring thru Rightmove, Zoopla or OnTheMarket





TOTAL: 167.1 m² (1,799 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Jon-Paul Brampton presents...what was formerly the 'old village shop', now re-imagined as a spacious detached family home designed with style and finished in a playful, family orientated way.

Energy performance certificate (EPC)																																	
45, High Street Leighton LEIGHTON BUZZARD LU1 1EP	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> <td>13 August 2029</td> </tr> <tr> <td>C</td> <td>Certificate number</td> <td>0480-2883-0281-6661</td> </tr> </table>	Energy rating	Valid until	13 August 2029	C	Certificate number	0480-2883-0281-6661																										
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Property type	Detached house																																
Total floor area	162 square metres																																
Rules on letting this property																																	
Properties can be let if they have an energy rating from A to E.																																	
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																	
Energy rating and score																																	
This property's energy rating is C. It has the potential to be B.																																	
See how to improve this property's energy efficiency.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>76 C</td> <td>83 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	76 C	83 B	55-68	D			39-54	E			21-38	F			1-20	G			
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Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
For properties in England and Wales: the average energy rating is D the average energy score is 60																																	