



Summerleys, Edlesborough, LU6 2HR
Asking price £280,000

Sears & Co
estate & letting agents

An impressive two bedroom end of terrace character property situated in a convenient position on Summerleys in the exclusive village of Edlesborough.

Accommodation comprises an entrance porch, living room, 12FT kitchen, lean-to/conservatory, ground floor bathroom, two bedrooms and a useful loft room.

Externally the property further benefits from a sizeable rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Porch

Wood effect flooring. Access to the living room.

Living Room

Double glazed bow window. Fireplace. Radiator. Wood effect flooring. Access to the inner hallway.

Inner Hallway

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the bathroom and kitchen.

Kitchen

Two double glazed windows. Stable door leading to the garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated one and a half oven. Gas hob with extractor over. Space for a free standing washing machine, dishwasher and fridge freezer. One and a quarter bowl ceramic sink and drainer unit with mixer tap. Wood effect flooring. Partially tiled walls. Recessed down lighting. Access to the conservatory/lean to.

Conservatory/Lean To

Double glazed doors leading to the rear garden. Wood effect flooring. Radiator.

Bathroom

Glazed window. Fitted with a three piece suite to include a shower bath with electric shower over, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tile effect flooring. Partially tiled walls.

First Floor Landing

Double glazed window. Access to the bedrooms.

Bedroom

Two double glazed windows. Radiator.

Bedroom

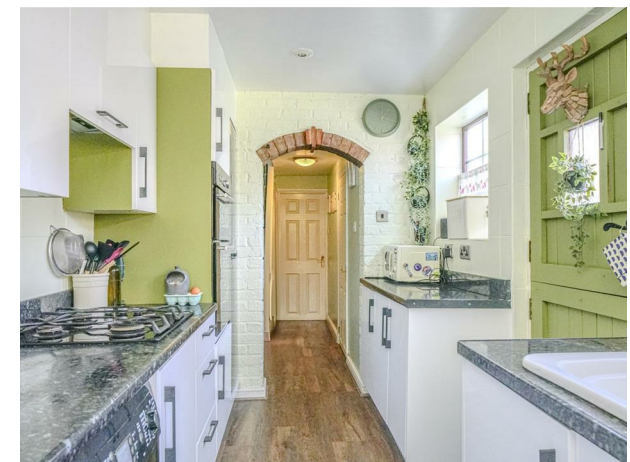
Double glazed window. Radiator. Store cupboard. Access to the loft room via a fixed ladder style staircase.

To The Front

An area of frontage enclosed by low level timber fencing with a pathway leading to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by a mixture of timber panel fencing and hedging.

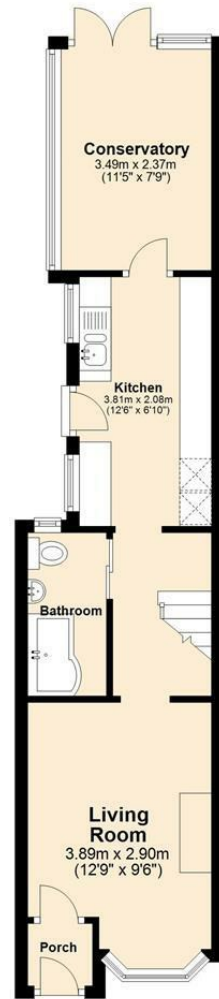


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Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



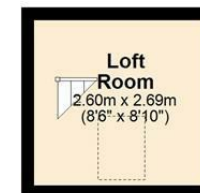
First Floor

Approx. 19.0 sq. metres (204.5 sq. feet)



Second Floor

Approx. 7.0 sq. metres (75.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

