



The Nurseries, Eaton Bray, LU6 2AX
Asking price £390,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A well proportioned two bedroom (formally a three bedroom) end of terrace property situated in a prime position on the Nurseries in the picturesque village of Eaton Bray.

The accommodation comprises an entrance hallway, downstairs w/c, kitchen, 15FT living room, conservatory/lean-to, separate dining room, store room, two double bedrooms and a refitted family shower room. Externally the property further benefits from driveway parking, a low maintenance rear garden and a garage located to the rear of the property. Council tax band D. Contact Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Store cupboard. Stairs rising to the first floor accommodation. Access to the downstairs w/c, kitchen and living room.

Downstairs W/C

Double glazed window. Fitted with a w/c and cabinet enclosed wash hand basin with mixer tap. Wood effect flooring. Partially tiled walls.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit. Space for a free standing oven, washing machine, slimline dishwasher and fridge/freezer. Wood effect flooring. Radiator. Recessed down lighting. Tiling to splash back areas.

Living Room

Double glazed window. Double glazed door to the Lean-To. Radiator.

Lean-To

Double glazed door leading to the garden. Vinyl flooring. Access to the dining area.

Dining Room

Double glazed door to the store area. Radiator. Recessed down lighting.

Store Room

Gated access to the front aspect.

First Floor Landing

Airing cupboard. Radiator. Access to the bedrooms and shower room.

Bedroom One

Two double glazed windows. Two radiators. Fitted bedroom furniture.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a w/c. Wood effect flooring. Tiled walls. Radiator. Access to the loft.

To The Front

An area of block paved frontage providing parking. Access to the front door. Access to the store room.

To The Rear

A private garden arranged with areas of patio and artificial lawn enclosed by timber panel fencing and partly walled. Courtesy door to the garage.

Garage

Accessed via an electric door from the front and a courtesy door from the garden. Power & lighting.

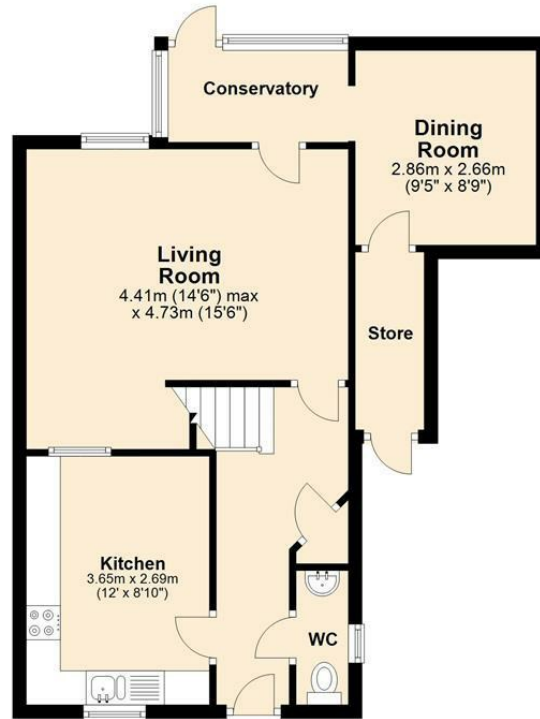
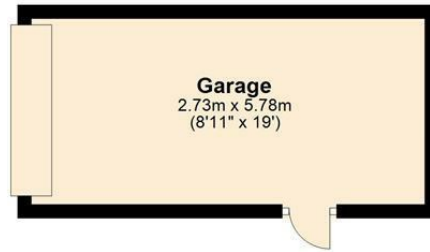


Sears & Co

www.searsandco.co.uk call: 01442 254 100

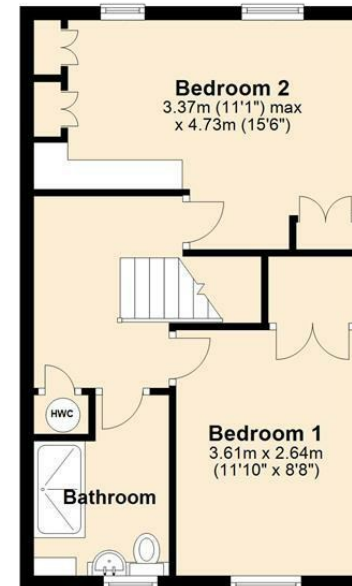
Ground Floor

Approx. 69.1 sq. metres (744.1 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

