



**Chapel Lane, Ivinghoe Aston, LU7 9DW**  
**Asking price £225,000**

**Sears & Co**  
estate & letting agents

A RARELY AVAILABLE one bedroom mid terrace home situated in this popular position on Chapel Lane, Ivinghoe Aston, LU7. Accommodation comprises an entrance area, living room, WELL PROPORTIONED kitchen, first floor DOUBLE bedroom and a family bathroom. Externally the further benefits from an ALLOCATED PARKING space and an area of garden in need of maitenance. Council tax band B. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### Front Door

### Entrance Area

Built in foot mat. Access to the living room.

### Living Room

Double glazed window. Wood effect flooring. Opening leading to the kitchen. Stairs to the first floor accommodation.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap. Space for a free standing oven, low level fridge, washing machine and tumble dryer. Tiling to splash back areas. Vinyl style tiled flooring.

### Bedroom

Double glazed window. Access to the loft void and bathroom.

### Bathroom

Double glazed window. Fitted with a three piece suite to include a corner bath with shower attachment, low level w/c and a cabinet enclosed wash hand basin. Airing cupboard. Tiled walls.

### Externally

A parking space located in the nearby courtyard. Area of garden located away from the property in need of maintenance.

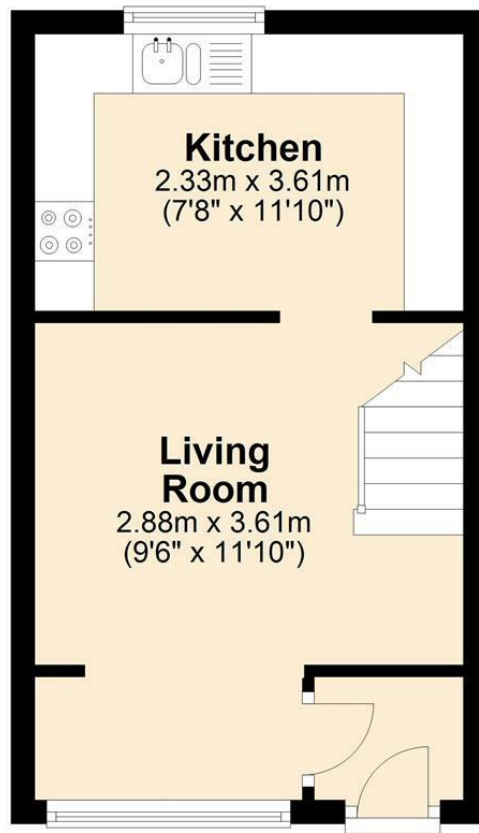


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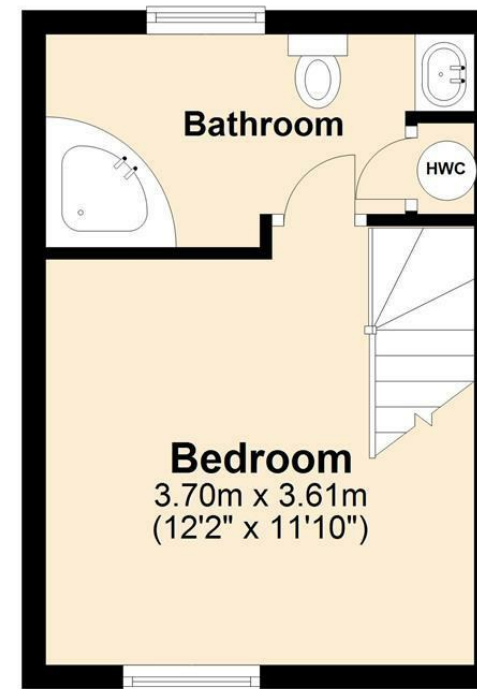
## Ground Floor

Approx. 23.3 sq. metres (251.1 sq. feet)



## First Floor

Approx. 19.3 sq. metres (207.5 sq. feet)



Total area: approx. 42.6 sq. metres (458.7 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		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

