



**Connells**

Radclive Road  
Gawcott Buckingham



### Property Description

A fantastic two-bedroom bungalow situated on a no through road in the sought after village of Gawcott. The property benefits from, fitted Kitchen with breakfast bar, bathroom and a driveway providing off road parking, single garage and a private rear garden backing onto fields. Accommodation comprises: Entrance Hall, cloakroom, lounge/diner, kitchen, bathroom, two bedrooms and private rear garden backing onto open fields, driveway and single garage.

The property is ideally located in the sought after village of Gawcott which benefits from the following facilities and amenities, village hall, church, public house and a primary school.

The market town of Buckingham is a 5 min car journey away with a wide range of facilities including supermarkets, doctors, library, leisure centre, cafes, restaurants and shopping.

### Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.



## Storm Porch

## Entrance Hall

UPVC double glazed door to the front. UPVC double glazed window. Wood effect laminate flooring. Radiator. Telephone point

## Inner Hall

Cupboard hosting boiler.

## Cloakroom

UPVC double glazed window. Modern white suite comprising of WC and basin. Tiled floor.

## Lounge

19' 1" max x 13' 4" ( 5.82m max x 4.06m )  
UPVC double glazed window to the front. Two radiators. Electric feature fireplace. Wood effect laminate flooring.

## Kitchen

11' 7" x 7' 10" ( 3.53m x 2.39m )  
UPVC double glazed window to the side. UPVC double glazed side door with access to the driveway. Fitted kitchen with floor and wall units. Integrated electric oven. Gas hob with extractor overhead. Space and plumbing for a washing machine. Stainless steel 1 1/2 bowl sink/drain. Space for a fridge freezer. Breakfast bar. Radiator. Tiled floor.

## Bedroom 1

12' 4" x 10' 4" ( 3.76m x 3.15m )  
UPVC double glazed window to the rear. Radiator. Overlooking the garden.

## Bedroom 2

10' 9" x 8' 11" ( 3.28m x 2.72m )  
UPVC double glazed window to the rear. Radiator. Wall mounted electric fire. Carpet.

## Bathroom

UPVC double glazed window to the side. Modern white suite comprising of bath with mixer tap and shower attachment, WC and basin. Radiator. Mostly tiled. Tiled floor. Extractor fan.

## Front Garden

Laid to lawn with footpath to the front door.

## Rear Garden

Patio area. Steps up to lawned area. Wooden fence surround. Countryside behind.

## Driveway Parking

for at least 2 cars.

## Garage

17' 3" x 10' 5" narrowing to 8' 5" ( 5.26m x 3.17m narrowing to 2.57m )





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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