



Connells

Church Street
Gawcott Buckingham



Property Description

A fantastic opportunity to make this property your home it is available as sold as seen and needs updating providing the potential for a lovely home to be created and is being sold with no upper chain.

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. Local catchment schools include Royal Latin, Akeley Wood and Stowe which are best in the area, as well as Roundwood 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.



Entrance Hall

UPVC double glazed door to the front. Wood effect laminate flooring. Radiator. Stairs to the first floor.

Lounge/Diner

16' 1" max x 13' 9" max (4.90m max x 4.19m max)

Wooden double glazed window and patio doors to the garden. Laminate flooring. Radiator. Understairs storage cupboard.

Kitchen

8' 11" x 7' 8" (2.72m x 2.34m)

A range for wall and floor units. Wall mounted gas boiler. Stainless steel sink and drainer. Space and plumbing for a washing machine. Radiator. Wooden double glazed window to the front. Wood effect laminate flooring.

Landing

Stairs from the hallway. Loft access. Storage cupboard over the stairs.

Bedroom 1

11' 9" x 8' 8" (3.58m x 2.64m)

Window to the front with a view over the fields. Radiator.

Bedroom 2

9' 11" x 8' 8" (3.02m x 2.64m)

Window to the rear. Radiator.

Bedroom 3

7' 1" x 6' 9" (2.16m x 2.06m)

Window to the rear. Radiator.

Bathroom

Fitted white suite comprising of bath with mixer taps and electric shower, WC and Basin. Extractor fan. Partly tiled. Shaver socket.

Front Garden

Mainly laid to lawn. Driveway parking leading to the garage. Brick built bin storage.

Rear Garden

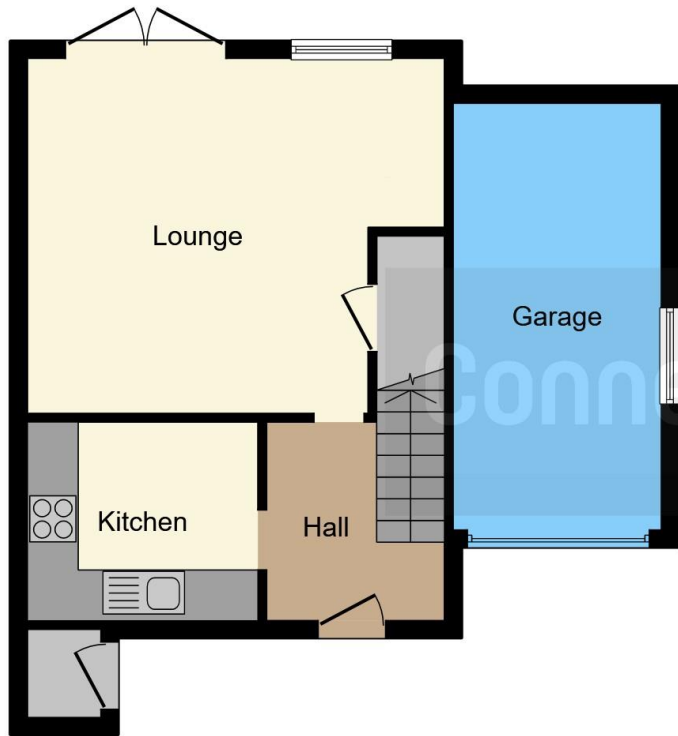
Mainly laid to lawn.

Garage

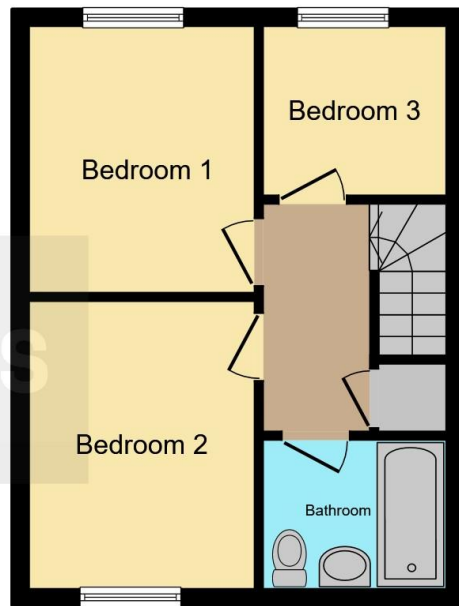
16' 10" x 8' (5.13m x 2.44m)

Plaster boarded and painted. Radiator. Power and light. Loft access.





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/BUK306972



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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