







### Property Description

Connells are delighted to welcome to the market this VERY WELL PRESENTED two bedroom link detached coach house located in the popular BUCKINGHAM PARK DEVELOPMENT.

This property comprises of SPACIOUS ground floor entrance hall with stairs to landing, TWO DOUBLE BEDROOMS WITH FITTED WARDROBES to master, WELL PRESENTED family bathroom, OPEN PLAN kitchen/lounge, private garden area, garage and allocated parking.

### KEY FEATURES:

- GARAGE
- OFF STREET PARKING
- FREEHOLD
- PRIVATE GARDEN
- FITTED WARDROBES
- BUCKINGHAM PARK DEVELOPMENT

### Entrance Hall

Double glazed front door, radiator.

### Lounge/Kitchen

13' 9" x 14' 3" ( 4.19m x 4.34m )

Double glazed window to front aspect, radiator, telephone and tv points, wooden flooring. Kitchen: Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, tiling to splashback areas, electric oven and gas hob with cookerhood, space for washing machine, dishwasher and fridge/freezer, central heating boiler, radiator, wooden flooring.

## Bedroom One

13' 10" x 10' ( 4.22m x 3.05m )

Double glazed window to front aspect, fitted wardrobes, radiator, telephone and tv points, extractor fan, carpet, loft access.

## Bedroom Two

13' 10" x 6' ( 4.22m x 1.83m )

Double glazed window to front aspect, radiator, telephone and tv points, carpet, loft access, extractor fan.

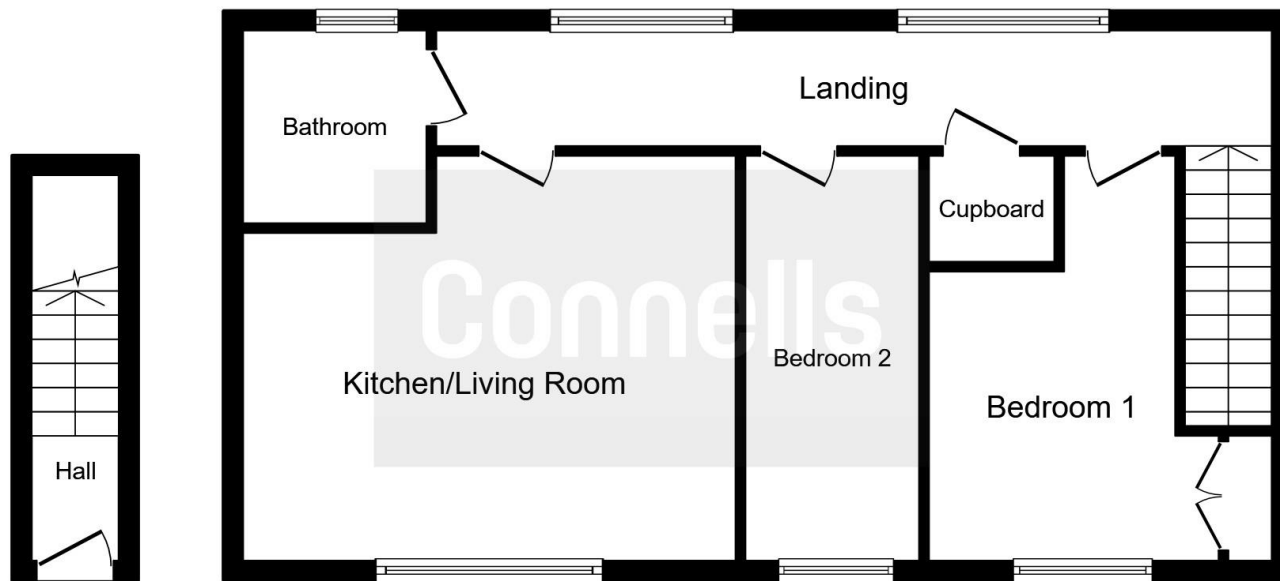
## Bathroom

Fitted suite comprising low level wc, vanity wash hand basin, radiator, bath with mixer taps and shower over, extractor fan, tiling to splashback areas, tiled flooring, double glazed window to rear aspect.

## Garage

Garage with up and over door, power and light and parking to front.





**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).  
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**EPC Rating: C**

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Tenure: Freehold



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