



Longlands Court, Buckingham, MK18 3QA



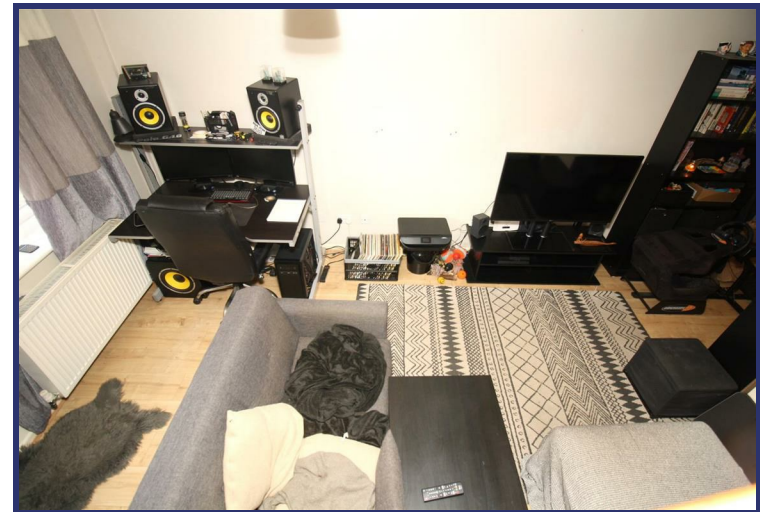
28 Longlands Court
Winslow
Buckingham
MK18 3QA

Offers Over £240,000

A two bedroom end of terrace property situated at the end of Cul-De-Sac, in the very desirable market town of Winslow. The location offers a short walk to the High Street with many amenities including a weekly held market, shopping, restaurants, farm deli and pubs. There is the soon to be opened East –West rail link with connections to Milton Keynes and Oxford in 25 minutes and will eventually see Oxford connected to Cambridge.

The accommodation in brief comprises and lounge/diner, kitchen with build in oven & hob, first floor landing, two bedrooms and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, gardens and an allocated parking space. The property is offered with NO UPPER CHAIN and would make an ideal FIRST TIME BUY/BUY TO LET INVESTMENT. Internal viewing is recommended. EPC rating C.

- Desirable Market Town Location
- Walking Distance To High Street
- Soon To Be Opened East –West Rail Link
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Kitchen With Built In Oven & Hob
- Cul-De-Sac Location
- Ideal FTB/BTL Investment
- No Upper Chain
- EPC Rating C





Lounge/Diner

Enter via a hardwood door with an obscure glazed panel into the lounge/diner. UPVC double glazed window and UPVC door with a double glazed panel to the rear garden. Stairs rising to the first floor. Two radiators. Understairs storage recess. Laminate wood flooring. Archway to the kitchen.

Kitchen

UPVC double glazed window to front aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven and hob with stainless steel extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Cupboard housing wall mounted boiler. Tiled to splashback areas.

First Floor Landing

Doors to all rooms. Access to loft.

Bedroom One

Two UPVC double glazed windows to rear elevation. Radiator.

Bedroom Two

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to front elevation. White suite comprising panel bath with shower over, low level w.c. and pedestal mounted wash hand basin. Airing cupboard. Heated towel rail. Tiled to splashback areas.

Exterior

Front Garden

Small area mainly laid to stone. Path leading to the front door.

Rear Garden

Paved patio area. Raised artificial lawn. Further paved area. Small tree. Gated access to a rear shared access to parking. Fully enclosed by timber fencing.

Parking

Allocated parking spaced situated to the rear of the property.

Note To Purchasers

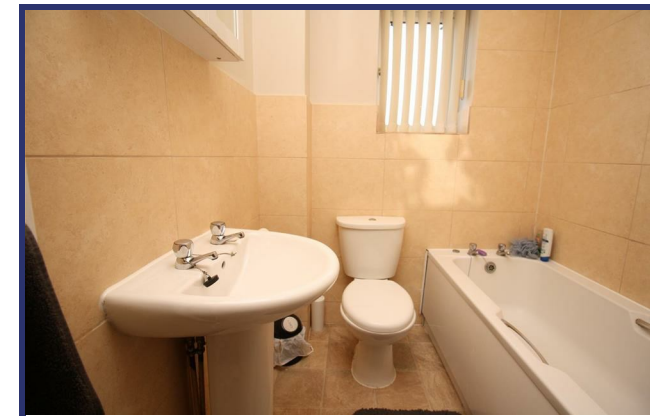
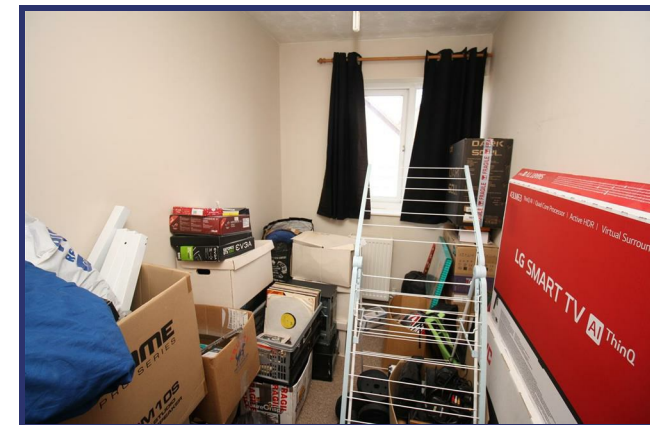
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

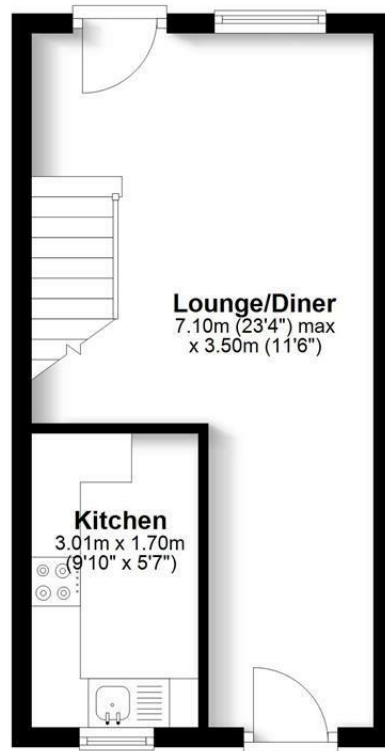
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





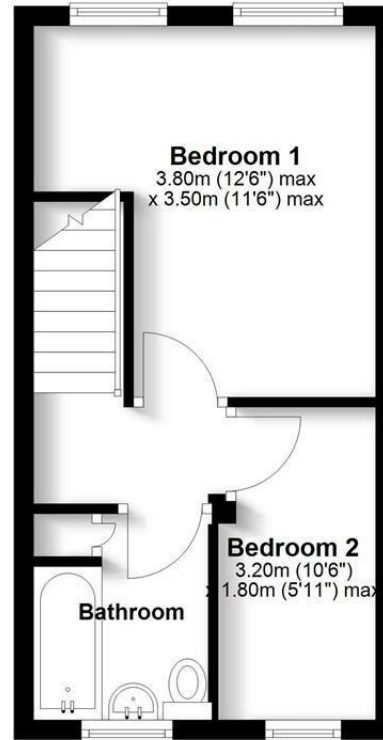
Ground Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



First Floor

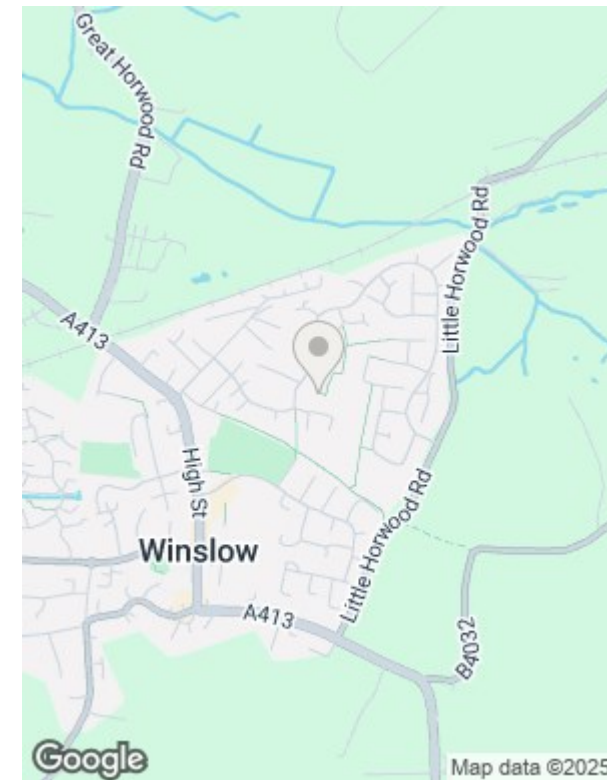
Approx. 24.9 sq. metres (267.5 sq. feet)



Total area: approx. 49.7 sq. metres (534.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

