

am ANDREW MILSOM

**15 FISHERMANS WAY
BOURNE END
BUCKS.
SL8 5LX**

PRICE: £285,000 FREEHOLD



A three bedroom semi-detached home in need of complete modernisation situated in this popular and convenient setting. The property has planning consent (Ref 13/05332/FUL) to add a two storey extension to the side which would create a large kitchen/breakfast room, downstairs cloakroom and two additional bedrooms, and a detached garage and parking to the rear of the garden.

**FRONT AND REAR GARDENS: THREE BEDROOMS: BATHROOM: SEPARATE W.C.:
ENTRANCE HALL: LIVING ROOM: DINING ROOM: KITCHEN: UTILITY ROOM:
CLOAKROOM: DOUBLE GLAZED: GAS CENTRAL HEATING TO RADIATORS: SIDING
ON TO A CENTRAL GREEN: VACANT POSSESSION.**

VIEWING: To avoid disappointment, please arrange to view with our office on 01628 522666. We shall be pleased to accompany / chauffeur you on your inspection

**15 FISHERMANS WAY, BOURNE END,
BUCKS. SL8 5LX**

TO BE SOLD: An older style three bedroom semi-detached home in need of complete refurbishment and being sold with planning consent to extend to the side to create a four bedroom home with large kitchen/breakfast room, cloakroom and detached garage to the rear of the garden. This property is located in a popular and convenient setting within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors' surgery and post office. Schooling in the area is highly regarded. For the commuter there is a branch line rail station linking via Maidenhead to London Paddington, which will link to Crossrail in 2018, and the nearby Marlow bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and Handy Cross respectively. The accommodation comprises: Part glazed front door to:

ENTRANCE HALL: with stairs to first floor landing, double glazed window, radiator.



LIVING ROOM: 12'7" into bay x 12'7" (3.83m x 3.83m) a front aspect room with double glazed bay window, gas fire, radiator, wide opening to:



DINING ROOM: 11'2" x 11'1" (3.40m x 3.37m) a rear aspect room with double glazed window, gas fire, radiator.

KITCHEN: 11'9" x 7'6" max (3.58m x 2.28m) with single drainer single bowl sink unit, cupboards under and additional floor and wall mounted units, larder cupboard, side aspect double glazed window, gas point, door to:

REAR LOBBY: with door to outside and opening to:

UTILITY ROOM: 7'3" x 6'8" (2.21m x 2.03m) with Butler sink, space and plumbing for washing machine, double glazed window, wall mounted gas fired boiler for central heating and domestic hot water, radiator, storage cupboard and cloakroom.

FIRST FLOOR LANDING: with access to loft space, double glazed window.

BEDROOM ONE: 13'3" x 10'11" (4.03m x 3.32m) a front aspect room with double glazed window, built in cupboard, radiator.

BEDROOM TWO: 11'0" x 11'0" (3.35m x 3.35m) a rear aspect room with double glazed window, built in cupboard, airing cupboard housing pre-lagged hot water tank, radiator.

BEDROOM THREE: 8'2" x 7'10" (2.48m x 2.38m) a front aspect room with double glazed window, radiator.

BATHROOM: with enclosed panelled bath, pedestal wash hand basin, radiator, double glazed frosted window.

SEPARATE W.C.: comprising low level w.c., double glazed frosted window.

OUTSIDE

FRONT: to the front of the property is a lawned garden with pathway to front door and gated side access leading to:

REAR: the rear garden measures approximately 30ft in length and is mainly laid to lawn with paved patio area and is enclosed by panelled fencing.

DIRECTIONS: From our Bourne End office in The Parade turn left. Continue through the village taking the next turning on the right into Blind Lane. Take the next turning on the right into Loddon Road which continues into Fishermans Way where the subject property can be found on the left hand side.

Ref: 00000973

For the purposes of clarification we would wish to point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Even if you are not buying or selling through us, Attfield James Independent Financial Advisers can guide you through the mortgage maze. They can help you choose the Mortgage which is best suited to you, whether it be purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

DRAFT DETAILS

Energy Performance Certificate

15, Fishermans Way, BOURNE END, SL8 5LX

Dwelling type: Semi-detached house
 Date of assessment: 19 April 2013
 Date of certificate: 22 April 2013

Reference number: 8547-7424-0090-6771-1996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 93 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,973
Over 3 years you could save	£ 972

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 156 over 3 years	You could save £ 972 over 3 years
Heating	£ 2,337 over 3 years	£ 1,623 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 2,973	£ 2,001	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

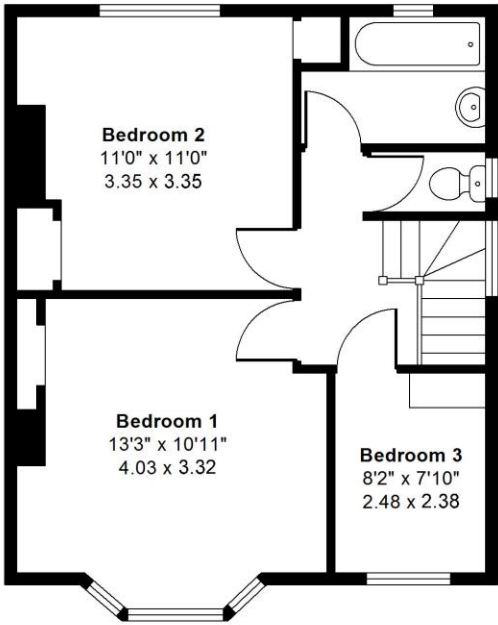
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 42	✓
2 Cavity wall insulation	£500 - £1,500	£ 342	✓
3 Floor insulation	£800 - £1,200	£ 129	✓

See page 3 for a full list of recommendations for this property.

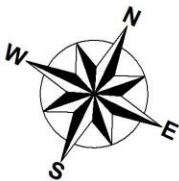
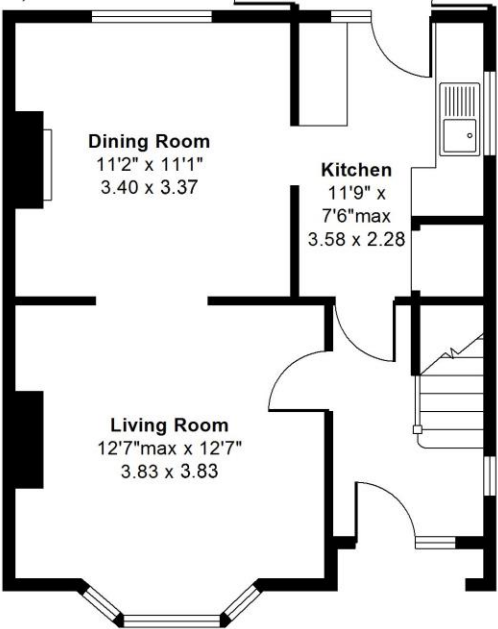
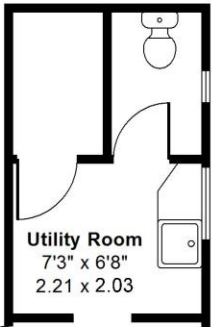
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

NOT TO SCALE

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First Floor
Approx 441 sq ft - 41 sq m
(Gross Internal)



Ground Floor
Approx 553 sq ft - 51 sq m
(Gross Internal)