



Wellcroft, Ivinghoe Leighton Buzzard LU7 9EF



Offering a superb opportunity for the buyer to improve a two bedroom house with gardens and garage in a great location in the centre of Ivinghoe village. The property is located close to amenities, and the accommodation comprises: entrance porch, living room, kitchen diner, conservatory, two bedroom, bathroom, front and rear gardens, driveway and garage.

Ivinghoe is a highly sought after Buckinghamshire village with a welcoming atmosphere, plenty of character and a great sense of community. Wellcroft is situated in the very heart of the village just along the road from amenities such as the tearoom, pharmacy, 13th century Church of St Mary, Rose & Crown pub and the village green which hosts various events throughout the year. Ivinghoe is surrounded by glorious countryside including Ivinghoe Beacon and Pitstone Windmill providing endless walks, and there is even a golf course. There is a primary school within walking distance and the village falls within catchment for the Aylesbury Grammar Schools.

The market towns of Tring and Leighton Buzzard are three or four miles away and have train stations to London Euston.

Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





welcome to Wellcroft, Ivinghoe Leighton Buzzard

- Two Bedrooms
- Garage & Driveway
- Conservatory
- Gas Heating And Double Glazing
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£325,000

A two bedroom end of terrace modern cottage requiring general updating and offered at a superb price. Chain free



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Property Reference:
TRG108941 - 0002

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