





Guide Price
£385,000

Located at the end of a no through road in the heart of Aston Clinton which provides access to local parks, pubs and schools this well presented two bedroom semi detached home is welcomed to the market comprising of lounge/dining room, kitchen with access into your own private garden and side access to both driveway parking and single garage. Other benefits include upstairs bathroom and potential to extend (STPP).

Property Description

ENTRANCE

Door to porch with double glazed window to front.

ENTRANCE HALL

Door to

LOUNGE

Double glazed window to front. Stairs rising to first floor. Radiator. Door to

KITCHEN

Double glazed window to rear. Double glazed frosted door to rear. Wall mounted and floor standing units with roll edged work surface over. One and a half bowl single drainer sink unit with mixer tap. Built in oven and gas hob. Space for washing machine. Integrated dish washer. Integrated fridge/freezer. Radiator.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed window to front. Radiator.

BEDROOM TWO

Double glazed window to rear. Storage cupboard. Radiator.

BATHROOM

Bath with shower over. Low level W.C. Vanity wash hand basin. with storage below. Heated towel rail. Double glazed frosted window to side, floor to ceiling tiles.

OUTSIDE

REAR GARDEN

Patio area, timber fencing surround, outside tap, outside light, side access to parking, outside power socket.

GARAGE

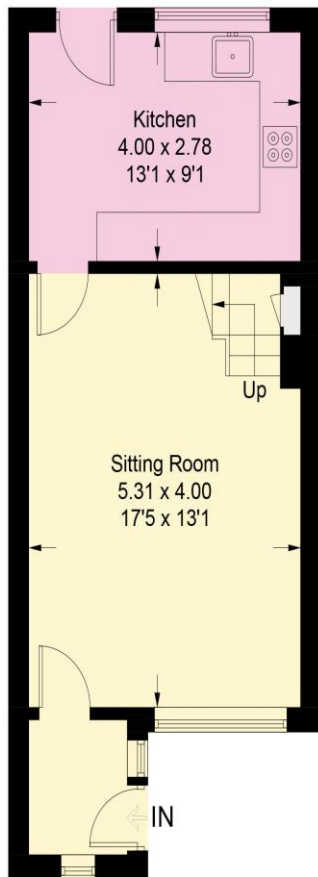
Up and over door, power and light.

PARKING

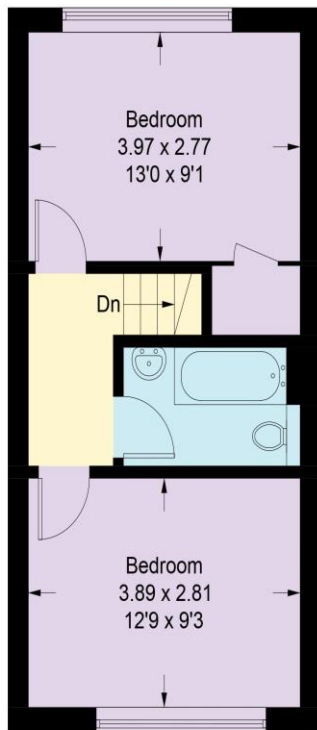
Driveway for multiple cars.



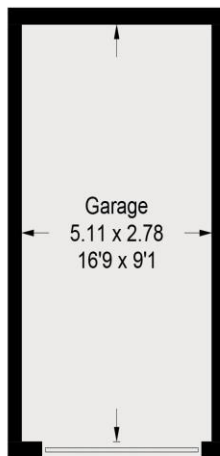
Overstand



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Total Area
742 sq ft / 68.9 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 896 sq ft / 83.2 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1316611)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents