



Mill Road, Buckden, PE19 5QS
Offers over £200,000

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26 Ouse Valley Way Mill Road, Buckden, PE19 5QS

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Entrance Via

Timber steps leading to the sealed unit double glazed door to kitchen area.

Kitchen Area

9'6 x 8'0 (2.90m x 2.44m)

Fitted with high and base level units with contrasting work surfaces and a stainless steel sink and drainer unit, spaces for slimline dishwasher and freestanding electric cooker, tongue and groove paneling to walls and ceiling, timber latch door to bedroom three and open plan through access to lounge/ dining room.

Lounge/ Dining Room

18'11 x 9'7 (5.77m x 2.92m)

Two sealed unit double glazed windows to side and double glazed sliding patio doors opening out to the veranda, wall mounted electric storage heater and wall mounted convector heater, tongue and groove paneling to walls and ceiling, through access to inner hallway.

Inner Hallway

11'0 x 2'4 (3.35m x 0.71m)

Timber latch doors to two bedrooms and bathroom, twin louvre doors to airing cupboard (housing hot water cylinder) and concertina door to original sauna.

Original Sauna

6'11 x 4'9 (2.11m x 1.45m)

Tongue and groove paneling to walls and ceiling, timber staging and light connected.

Bedroom One

12'3 x 9'7 (3.73m x 2.92m)

Two sealed unit double glazed windows to rear, wall mounted convector heater, built in double wardrobe with dressing table area and two bedside units, tongue and groove paneling to walls and ceiling.

Bedroom Two

11'11 x 9'7 (3.63m x 2.92m)

Sealed unit double glazed window to front, wall mounted

convector heater, built in double wardrobes with folding louvre doors, dressing table and additional storage cupboard, tongue and groove paneling to walls and ceiling.

Bedroom Three

9'7 x 6'5 (2.92m x 1.96m)

Sealed unit double glazed window to front, wall mounted convector heater, two built in bed units and tongue and groove paneling to walls and ceiling.

Bathroom

7'0 x 6'0 (2.13m x 1.83m)

Comprising of a low level WC, inset wash had basin with cupboard under and wood paneled bath with separate shower and shower screen over, frosted sealed unit double glazed window to side, heated towel rail and tongue and groove paneling to walls and ceiling.

Timber Decking/ Veranda

20'2 x 16'11 (6.15m x 5.16m)

Offering spectacular views over the marina and river and with steps leading to the front and also down to the mooring platform.

Mooring Platform

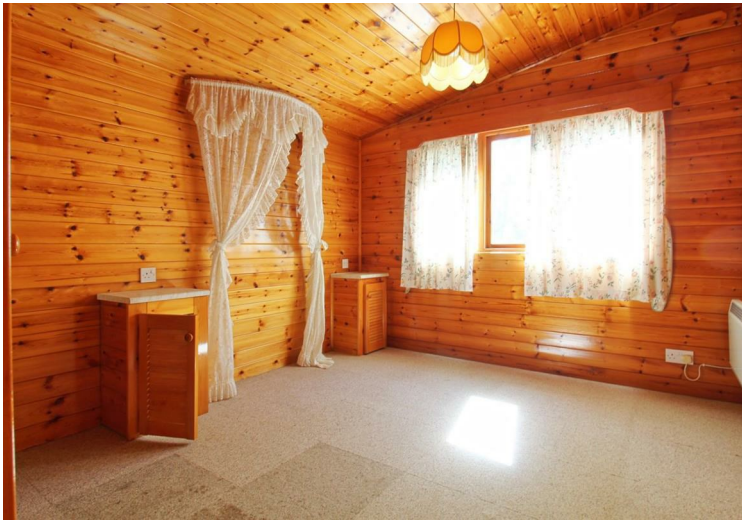
With power connected and suitable for a vessel of up to 50' in length

Gardens

With wrap around lawn areas and parking available to the front of the lodge.

Agents Note

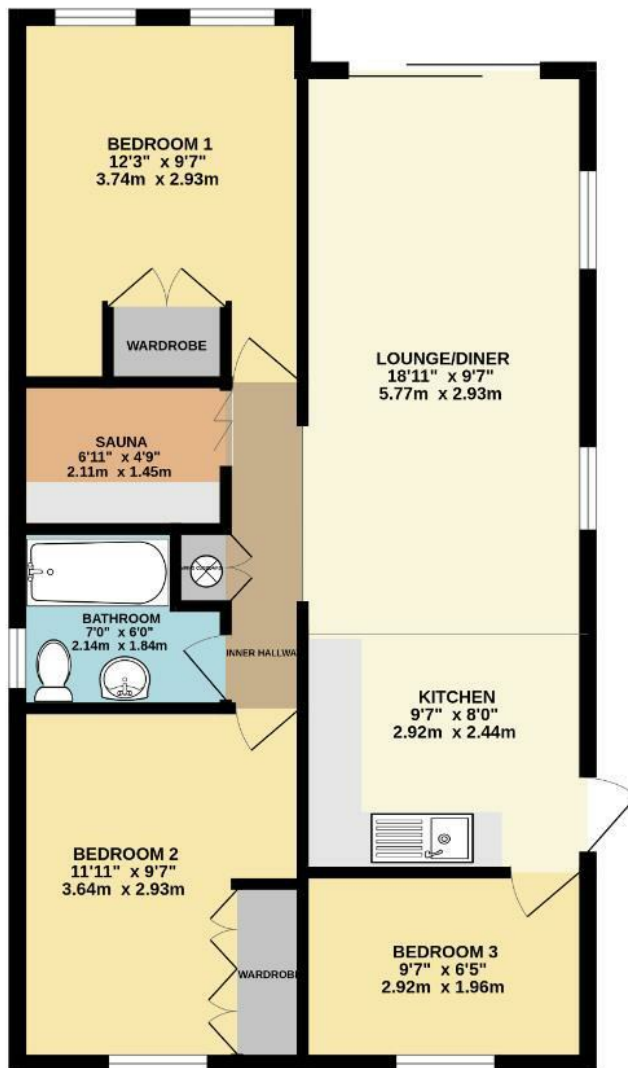
There is a new lease of 999 years and the service charge and ground rent are to be advised. The lodge can't be utilised as your 'main or principle residence' so may be purchased as a second/ holiday home only.





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			
		57	83
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.