Michael ANTHONY

Twelve Leys, Wingrave

Offers Over £335,000 Freehold



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Offers Over £335,000

Located in the Buckinghamshire village of Wingrave this two/three bedroom detached bungalow is welcomed to the market offering flexible accommodation including lounge, kitchen/dining room, downstairs cloakroom and conservatory. The property also benefits from a low maintenance rear garden and no onward chain.

Property Description

ENTRANCE
Double glazed door to:

ENTRANCE HALL
Doors to cloakroom and lounge. Radiator.

CLOAKROOM
Double glazed window to front. Low level w.c. wash hand basin, storage cupboard, heated towel rail.

LOUNGE
Double glazed window to front aspect. Stairs rising to first floor, feature fireplace radiator, door to study, door to kitchen, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM
Double glazed window to rear aspect. Double glazed double doors to conservatory, a range of wall mounted and floor standing units with rolled edge work surface over, single drainer sink with mixer tap, space for fridge freezer, built in oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, radiator.

STUDY
Double glazed window to rear aspect. Radiator.

CONSERVATORY
UPVC unit, double glazed doors to rear, radiator.

BEDROOM ONE
Double glazed window to front and rear aspect, two radiators.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BEDROOM THREE/STUDY
Double glazed window to rear aspect. Radiator.

BATHROOM
Double glazed velux window to front aspect. Tiled shower cubicle, low level w.c, wash hand basin, heated towel rail.

OUTSIDE

FRONT GARDEN
Driveway parking for one car. Outside tap.

REAR GARDEN
Patio area, timber fence surround, side gate to public footpath.



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

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