





**Offers in Excess of
£400,000**

Located in the popular village of Aston Clinton this two bedroom mid terraced character filled home is welcomed to the market offering an abundance of potential, with kitchen/dining room, lounge with log burner, upstairs bathroom and downstairs cloakroom. The property also benefits from parking, double garage and workshop as well as a private rear garden and the property is marketed with no onward chain.

Property Description

ENTRANCE PORCH

Door to:

CLOAKROOM

Double glazed frosted window to rear. Low level w.c, wash hand basin, radiator.

LOUNGE / DINER

Double glazed window to front. Feature fire place with brick surround, wooden flooring, two radiators.

KITCHEN/ DINER

Double glazed window to rear, two double glazed velux windows to rear. Door to w.c. Wall mounted and floor standing units with work surface over. Built in oven and hob with extractor fan over. Plumbing for washing machine, space for fridge freezer

BEDROOM ONE

Double glazed window to front. Feature fireplace, Radiator

BEDROOM TWO

Double glazed window to rear. Access to loft space, radiator.

BATHROOM

Double glazed frosted window to rear. Tiled shower cubicle, low level w.c, vanity wash hand basin, heated towel rail.

OUTSIDE

GARAGE / PARKING

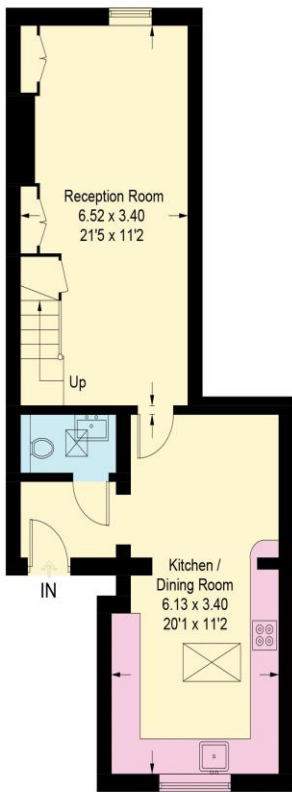
Double glazed windows to side and rear. Electric roll top door, door to workshop. bi-fold doors to rear, low level base units and wall mounted units. Parking space for one car.

REAR GARDEN

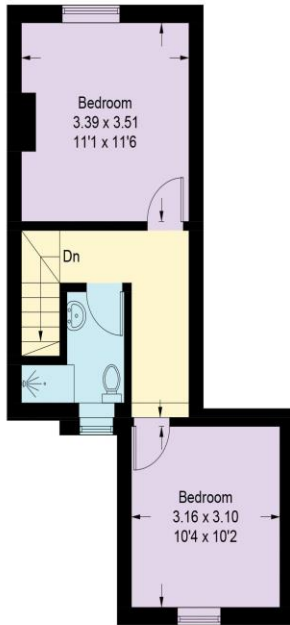
Paved area, mainly laid to lawn, flower and shrub borders, garden shed, decked area, raised shrub bushes, outside light.



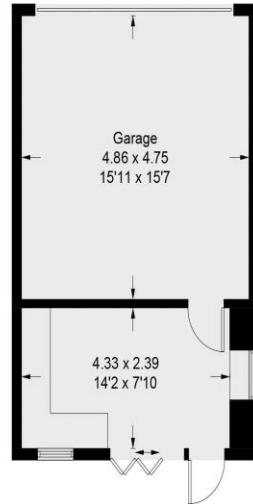
Western Road



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Total Area
 886 sq ft / 82.3 sq m
 Garage = 378 sq ft / 35.1 sq m
 Total = 1264 sq ft / 117.4 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. (ID1291992)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	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