



Waterside, Edlesborough, LU6 2FE
Asking price £245,000

Sears & Co
estate & letting agents

A well presented two bedroom cluster home situated in this convenient position on Waterside in the exclusive village of Edlesborough.

Accommodation comprises an entrance hallway, living/dining room, refitted kitchen, two first floor bedrooms and a family bathroom with a three piece white suite.

Externally the property further benefits from an allocated parking space and a delightful communal garden area. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Access to the kitchen and living/dining room.

Living/Dining Room

Double glazed bow window. Electric radiator. Stairs rising to the first floor accommodation.

Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine and fridge freezer. Integrated electric oven with electric hob and extractor over. One and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Electric radiator.

First Floor Landing

Access to the family bathroom and two bedrooms.

Bedroom One

Double glazed window. Electric radiator. Storage cupboard. Airing cupboard.

Bedroom Two

Double glazed window. Access to the loft.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and low level w/c. Mirror. Tiled walls. Tile effect flooring.

Externally

The property benefits from an allocated parking space and a well maintained communal garden area.

Service Charge

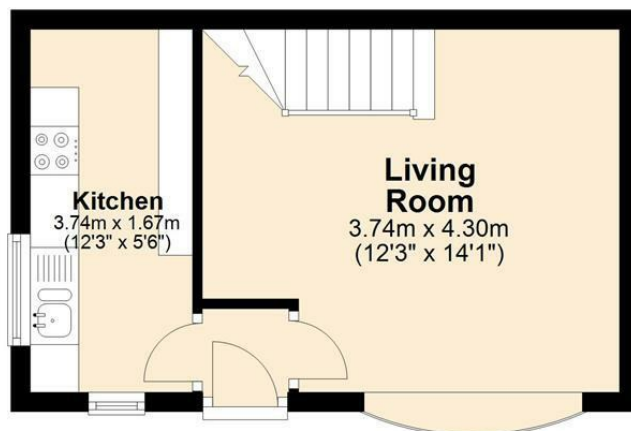
The owner has advised the property is subject to a service charge of approximately £570 per annum. This information should be verified with a solicitor before exchange of contracts.



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Ground Floor
Approx. 23.0 sq. metres (247.4 sq. feet)



First Floor
Approx. 22.6 sq. metres (242.9 sq. feet)



Total area: approx. 45.6 sq. metres (490.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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

