



George Lane, Buckden, PE19 5XN

Offers over £270,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****EXTREMELY WELL PRESENTED TWO BEDROOM END OF TERRACE COTTAGE STYLE HOME*****

This is a charming and deceptively spacious **TWO DOUBLE BEDROOM** end of terrace cottage style home, situated on the site of the former grain store and within a 'stone's throw' of the bustling village High Street, yet tucked away in a delightful private mews style setting. There is a bright and airy lounge with patio doors opening out to your own private courtyard style rear garden, a dual aspect kitchen/ dining room (with built in oven and hob) and a ground floor cloakroom!! On the first floor there is a striking landing area which is ideal as a study/ reading area with two skylight windows to the rear, then two double bedrooms and bathroom. In addition to the courtyard garden, there is also allocated parking to the side of the property and a **SINGLE GARAGE** (with power and light connected). Benefits include sealed unit double glazed sash style windows and gas fired radiator heating (with a combination boiler). Viewing is essential to appreciate the charm of this lovely home!!

Entrance Via

Entrance Hall

Lounge

15'11 x 11'2 (4.85m x 3.40m)

Kitchen/ Dining Room

16'0 x 8'4 (4.88m x 2.54m)

Cloakroom

6'1 x 3'7 (1.85m x 1.09m)

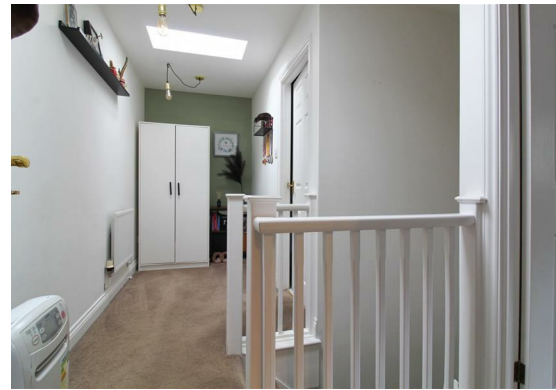
First Floor Landing

14'8 x 4'10 (4.47m x 1.47m)

Bedroom One

11'2 x 9'10 (3.40m x 3.00m)





Bedroom Two
10'11 x 8'5 (3.33m x 2.57m)

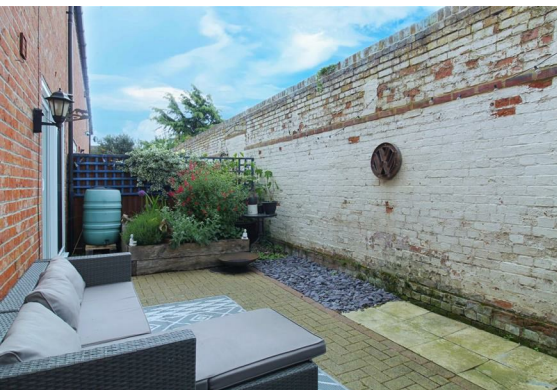
Bathroom
8'0 max x 5'10 (2.44m max x 1.78m)

Courtyard Garden

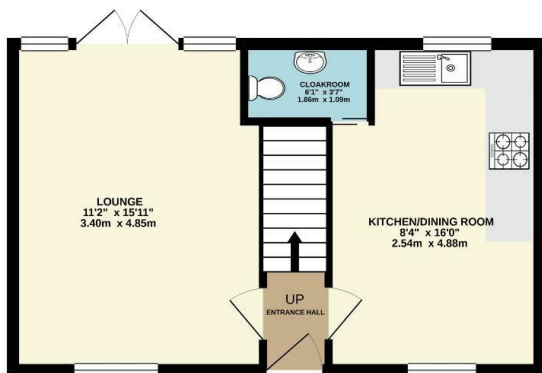
Front of Property

Garage and Parking

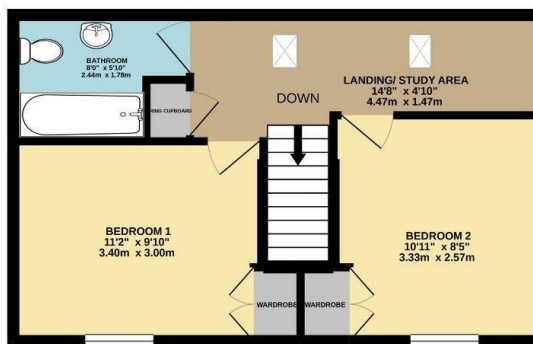
Agents Note



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

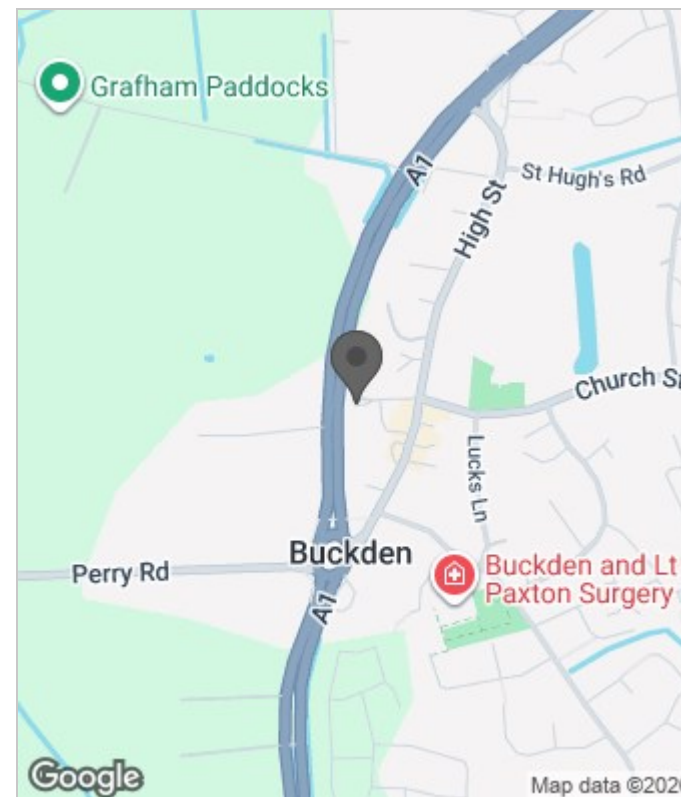


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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