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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Cheddington

OFFERS IN EXCESS OF

£350,000

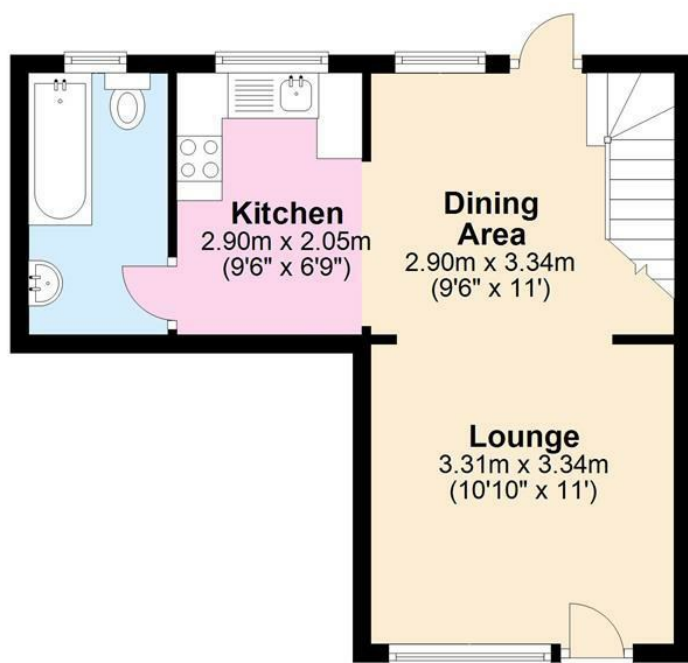
Located in the sought after village of Cheddington which benefits from a mainline train station serving Euston. A charming character cottage which is offered for sale in excellent decorative order and with deceptively spacious ground floor accommodation comprising living room with fireplace, dining room, kitchen and bathroom. To the first floor are two good size bedrooms with fitted wardrobes to the main bedroom. Externally there is a fully enclosed rear garden and a brick built outhouse.



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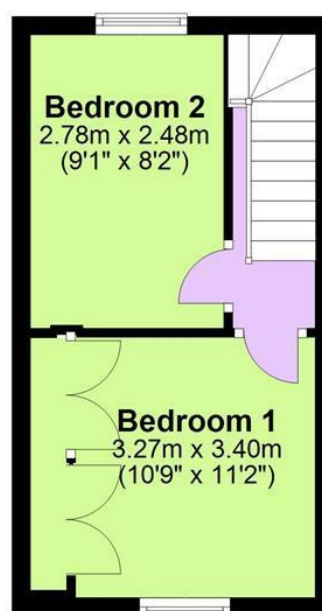
## Ground Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



## First Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80		59
66		46	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



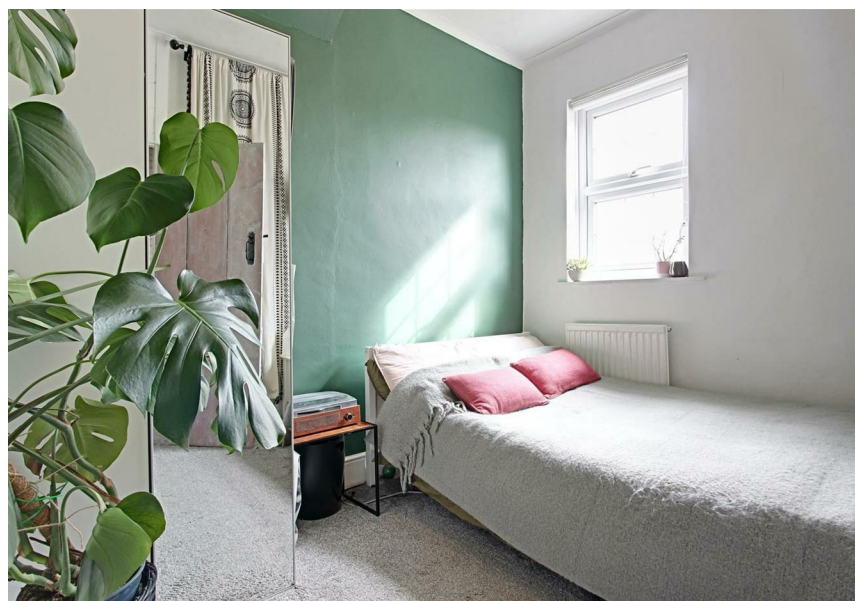
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Located in a prime position within walking distance to the railway station and village amenities.



#### The Property

The lovely living room has a window to the front aspect and a cast iron stove inset to the chimney breast which has some characterful exposed brickwork. Khars Gate Oak engineered oak flooring in the living room and matt ceramic tile flows through the dining area, kitchen and bathroom. A rear window looks out to the rear with a stable door that takes you out onto the garden. The dining area is open plan to the kitchen which has been refitted with a range of base and eye level units with solid wood work tops over and several drawer units. A door opens to a refitted bathroom which comprises of a low level wc, vanity unit with recessed wash basin and panelled bath with independently operated shower unit and screen over. To the first floor are two double bedrooms with the main bedroom boasting a range of fitted wardrobes.

#### Front Garden

Enclosed by wrought iron railings with path to front door.

#### Rear Garden

Laid mainly to lawn with various flower and shrub beds and borders, paved patio area adjoining the property. Part enclosed by panel fencing. Southerly facing in aspect.

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#### The Location

The historic village of Cheddington lies towards the eastern side of the county of Buckinghamshire and boasts two public houses, convenience store and various clubs including a tennis club, a football team and Cheddington School which is an outstanding Ofsted rated school. Cheddington also boasts close proximity to the Chiltern Hills at Ivinghoe and is just 4.7 miles from the National Trust Ashridge Estate, which comprises some 4000 acres of woodland and common land making for the perfect place for cycling, walking and riding, and many other outdoor pursuits.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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