



Greenway, Buckden PE19 5TU

Offers in Excess of £325,000



- Semi Detached Bungalow
- Two Double Bedrooms
- Living Room And Conservatory
- Garage And Off Road Parking
- Private Enclosed Rear Garden
- Walking Distance To Village Amenities
- Positioned In This Ever Desirable Village
- Offered With No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92+)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)	63	80
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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## UPVC Glazed Front Door To

### Entrance Hall

14' 11" x 7' 2" (4.55m x 2.18m)

Oak parquet flooring, recessed lighting, access to insulated loft space, storage cupboard, airing cupboard housing hot water cylinder and shelving, central heating thermostat.

### Living Room

15' 10" x 13' 6" (4.83m x 4.11m)

Oak parquet flooring, TV point, telephone point, fixed display shelving, wall mounted cabinets, central fireplace with electric fire, coving to ceiling, two contemporary radiators finished in anthracite, open aspect to

### Conservatory

12' 10" x 12' 10" (3.91m x 3.91m)

UPVC double glazed construction, double polycarbonate roofing, French doors to rear garden and three contemporary radiators.

### Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

UPVC door and window to garden aspect to the rear, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink and mixer tap, appliance spaces, electric and gas cooker points, wall mounted gas fired central heating boiler serving hot water system and heating, single panel radiator, shelved pantry.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, vinyl floor covering, UPVC window to side aspect and coving to ceiling.

### Bedroom 1

12' 0" x 9' 2" (3.66m x 2.79m)

UPVC window to front aspect, laminate flooring, extensive wardrobe range with hanging and storage, single panel radiator and coving to ceiling.

## Bedroom 2

11' 11" x 10' 3" (3.63m x 3.12m)

UPVC window to front, single panel radiator, fitted wardrobe, recessed lighting and coving to ceiling.

### Family Bathroom

11' 1" x 4' 10" (3.38m x 1.47m)

Fitted in a two piece white suite comprising panel bath with hand mixer shower, vanity hand wash basin with tiling, UPVC window to rear aspect, radiator, vinyl floor covering and coving to ceiling.

### Outside

5.48m x 2.45m (18' 0" x 8' 0")

The bungalow fronts a pleasant area of green. To the front there is extensive lawn frontage with wrought iron gated access to the rear. The **Single Garage** measures 18' 0" x 8' 0" (5.49m x 2.44m) with an up and over door, power, lighting, fuse box and master switch, workshop space with work surfaces, mounted cupboards and display shelving. To the front of the **Garage** is parking for two vehicles. The rear garden is pleasantly arranged with an extensive paved terrace, gravel bed and central shaped area of lawn. There is a composite shed, outside lighting and tap. The garden is enclosed by a combination of panel and picket fencing offering a good degree of privacy.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - C

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