



Manor Close, Buckden PE19 5XR

Guide Price £325,000

- Extended Town House
- Four Bedrooms
- Kitchen/Breakfast Room
- Family Bathroom And Second Floor Shower Room
- Single Garage And Two Allocated Parking Spaces
- Cul De Sac Location
- Desirable And Popular Village Location

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

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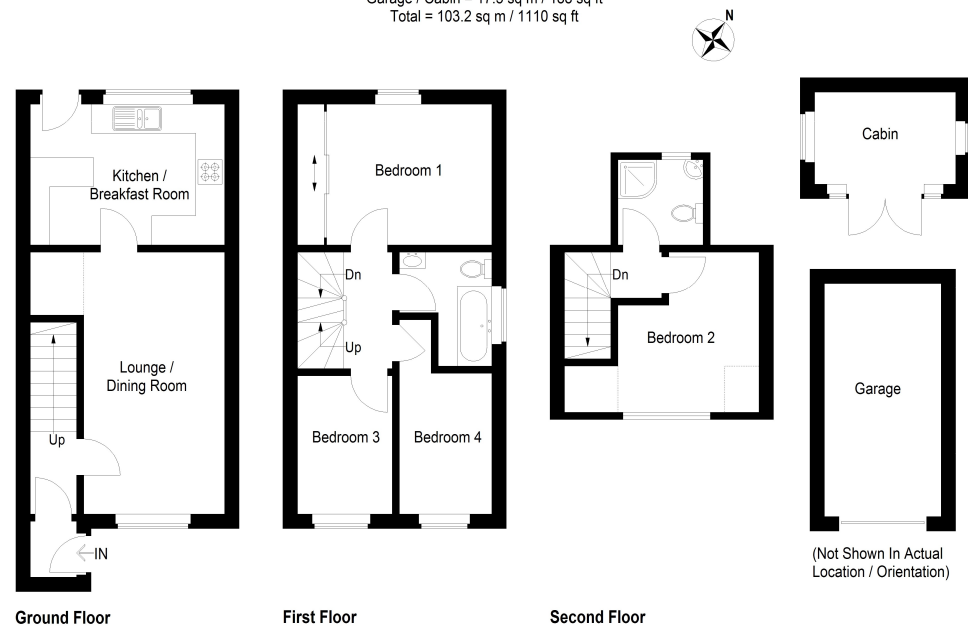
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Approximate Gross Internal Area = 85.7 sq m / 922 sq ft
Garage / Cabin = 17.5 sq m / 188 sq ft
Total = 103.2 sq m / 1110 sq ft



□ = Reduced headroom below 1.5 m / 5'0

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. (ID1210713)
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UPVC Double Glazed Front Door To

Entrance Porch

3' 10" x 3' 7" (1.17m x 1.09m)

Coats hanging area, shelving, laminate flooring.

Inner Hall

Stairs to first floor, laminate flooring, coving to ceiling.

Sitting Room

17' 9" x 9' 10" (5.41m x 3.00m)

UPVC window to front aspect, understairs recess, TV point, telephone point, laminate flooring, coving to ceiling.

Kitchen/Breakfast Room

12' 10" x 9' 2" (3.91m x 2.79m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, peninsular breakfast bar, appliance spaces, UPVC door and window to garden aspect, single drainer one and a half bowl sink unit with mixer tap, electric and gas cooker points with bridging unit and extractor fitted above, glass fronted display cabinets, ceramic tiled flooring.

First Floor Landing

Stairs to second floor, coving to ceiling.

Bedroom 1

10' 6" x 9' 2" (3.20m x 2.79m)

Extensive wardrobe range incorporating airing cupboard housing hot water cylinder and shelving, UPVC window to rear aspect, radiator.

Bedroom 3

12' 2" x 6' 3" (3.71m x 1.91m)

UPVC window to front aspect, radiator.

Bedroom 4

9' 10" x 6' 3" (3.00m x 1.91m)

UPVC window to front aspect, radiator, coving to ceiling.

Family Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath, heated towel rail, recessed lighting, UPVC window to side aspect, vinyl floor covering.

Second Floor Landing

Access to

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)

UPVC window to front aspect, double panel radiator.

Shower Room

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, UPVC window to rear aspect, recessed lighting

Outside

The frontage is pleasantly landscaped and laid to slate borders with gated access extending to the rear. There is a **Single Garage** positioned en bloc adjacent to the property with two allocated parking spaces. The rear garden is beautifully arranged with a paved seating area, outside tap and lighting, shaped lawns, a selection of ornamental trees and fruit trees (two apple and one plum), stocked rose beds, garden shed, **Log Cabin** with power, lighting and French doors overlooking rear garden.

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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