



Mill Road, Buckden PE19 5QT

Guide Price £235,000

- Beautifully Positioned 46' x 20' Park Home
- Two Bedrooms And Study
- Re-Fitted Kitchen With Granite Work Surfaces
- Immaculate Presentation Throughout
- Stunning Riverside Setting



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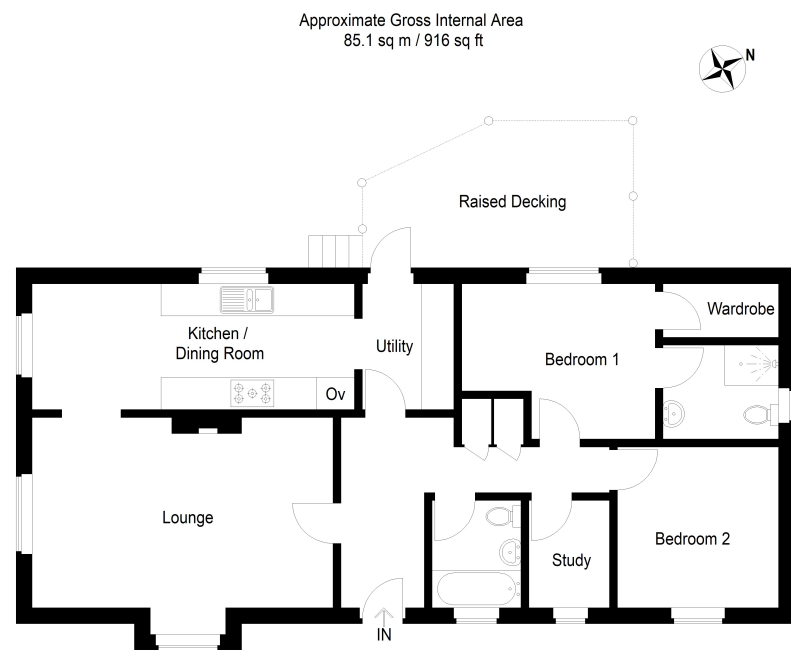
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1175546)  
Housepix Ltd



## Steps Up To

UPVC double glazed front door to

## Entrance Hall

Double panel radiator, cloaks cupboard with hanging and shelving, shelved linen cupboard, coving to ceiling, quality laminate flooring.

## Family Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, UPVC window to front aspect, double panel radiator, full ceramic tiling, extractor, coving to ceiling, porcelain floor tiling.

## Study

6' 7" x 4' 11" (2.01m x 1.50m)

Double panel radiator, UPVC window to front aspect, laminate flooring, coving to ceiling.

## Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

UPVC window to front aspect, wardrobe range with hanging and shelving, double panel radiator, coving to ceiling.

## Principal Bedroom

11' 6" x 9' 6" (3.51m x 2.90m)

UPVC window to the terrace to side aspect, double panel radiator, coving to ceiling.

## Dressing Room

6' 11" x 3' 11" (2.11m x 1.19m)

Hanging, shelving and lighting, inner access to

## En Suite Shower Room

6' 11" x 4' 11" (2.11m x 1.50m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, double panel radiator, extractor, full ceramic tiling, coving to ceiling, ceramic tiled flooring.

## Sitting Room

18' 4" x 11' 6" (5.59m x 3.51m)

A light double aspect space with UPVC windows to front and side aspects, two double panel radiators, central feature fireplace with inset electric fire and moulded surround, TV point, telephone point, coving to ceiling, arched internal access to

## Kitchen/Dining Room

19' 8" x 7' 7" (5.99m x 2.31m)

A beautifully re-fitted double aspect room with UPVC windows to side and rear aspects, double panel radiator, fitted in a comprehensive range of contemporary base and wall mounted cabinets with complementing granite work surfaces and up-stands, drawer units, pan drawers, inset one and a half bowl resin sink unit with mixer tap, integral gas hob with suspended extractor fitted above, integral Neff microwave and electric oven, integrated automatic dishwasher, composite floor covering, coving to ceiling.

## Utility Room

7' 7" x 5' 3" (2.31m x 1.60m)

Re-fitted in a range of units with granite work surfaces and up-stands, integrated automatic washing machine, fitted fridge freezer, UPVC door to rear garden, double panel radiator, door to **Entrance Hall**, composite floor covering, coving to ceiling.

## Outside

There is a driveway sufficient for two vehicles with pleasantly landscaped surrounding gardens with a timber deck and area of lawn.. There is use of a communal mooring subject to availability.

## 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

Leasehold

Occupancy is restricted to the over 45's.

Ground Rent - £200.00 per month

Council Tax Band - A

Management company permission is required to keep pets

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