



## Farriers Close, Bovingdon

**£995**

A well presented two bedroom house situated conveniently close to the village, the property benefits from a kitchen/diner with built in cooker, washing machine, slimline dishwasher, and fridge/freezer. Sitting room with patio doors to rear garden, two good sized bedrooms and a white bathroom suite. There is gas fired central heating to radiators and double glazing throughout. Viewing recommended.

## Ground Floor

### Entrance Porch

Half glazed door to front, radiator, cloak hooks, door to:

### Kitchen/Dining Room

3.838m x 3.287m (12' 7" x 10' 9") Double glazed window to front, range of wall mounted and floor standing storage units in white with contrasting work surfaces, single drainer stainless steel sink, electric cooker, washing machine, slimline dishwasher, fridge/freezer, tiled floor, space for table and chairs, wall mounted gas fired boiler

### Sitting Room

4.840m x 3.287m (15' 11" x 10' 9") Sliding patio doors to garden, under stairs storage cupboard, two radiators, laminate wood flooring.

## First Floor

### Landing

Access to loft space, doors to:

### Bedroom One

3.692m x 3.287m (12' 1" x 10' 9") Double glazed window to rear, built in wardrobe with sliding mirror doors, radiator.

### Bedroom Two

3.287m x 2.750m (10' 9" x 9' 0") Double glazed window to front, radiator.

### Bathroom

White suite comprising a panelled bath with mixer tap and shower attachment, part tiled walls, radiator, built in cupboard.

## Outside

### To the Rear

Paved patio area, laid to lawn with path to gated rear access.

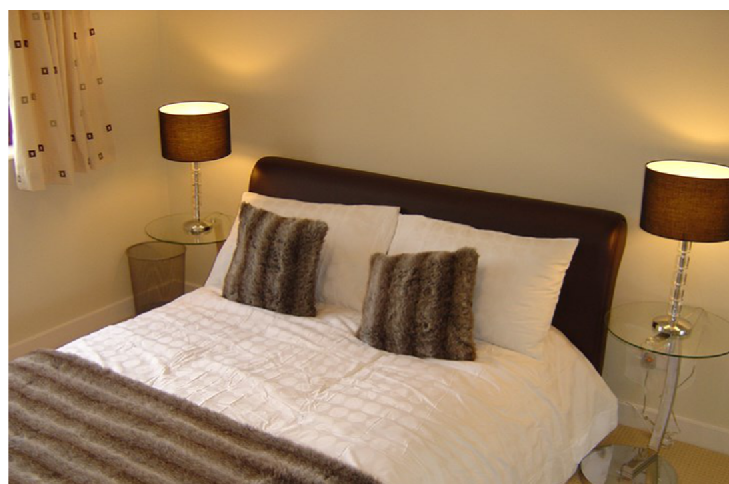
### Fees

Reference fee £90 per person VAT

Administration fee £150 plus VAT

Deposit £1,377.69 to the deposit protection service

[www.wilsonsofbovingdon.com](http://www.wilsonsofbovingdon.com)



# WILSONS

COUNTRY HOMES & VILLAGE PROPERTIES

