



**Goblin Cottage  
Green End  
Granborough  
Buckingham  
MK18 3NT**

**Offers in Excess of £427,000**

**bettermove**



# Green End Buckingham

Bettermove are proud to present this 2 bedroom grade II listed thatched cottage in Granborough, Buckingham.

The property benefits from double glazing, electric heating throughout via a state of the art Fischer heat for the future system with fire clay radiators and each room having its own thermostat, this property also has ample off street parking available via a large driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area and bathroom on the ground floor. The first floor consists of 2 bedrooms and a further bathroom. This property features an Inglenook fireplace, multi-fuel stove, exposed wooden ceiling beams and dates back to the early 17th century.

The exterior boasts a private rear garden, paved patio and a timber storage shed perfect for enjoying the summer months. This property features an amazing traditional thatched roof which was re done 6 years ago and is in pristine condition.

Located in the popular village of Granborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

This tucked away location still features excellent transport connections, such as from the M1, M40 and local bus routes in the nearby village.

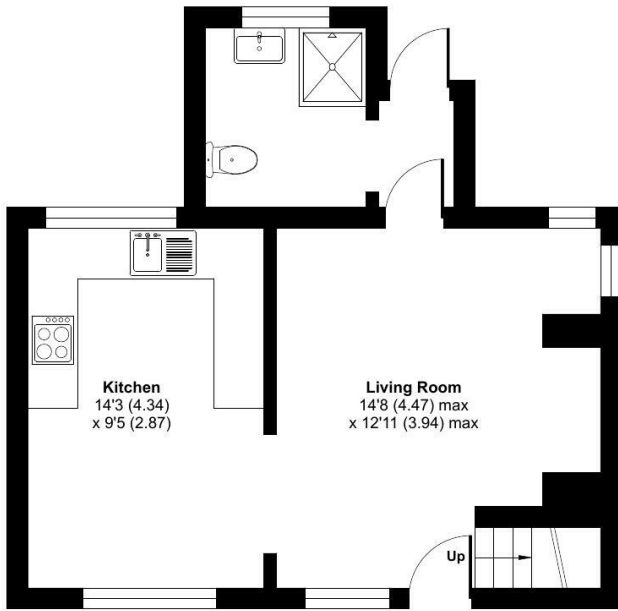
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Green End, Granborough, Buckingham, MK18

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for The Wilkinson Partnership Quality Homes. REF: 1008114

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)