



11a Back Street
Gawcott
Buckingham
MK18 4HN

Offers in Excess of £262,000

bettermove

Back Street Buckingham

Bettermove are proud to present this 2 bedroom terraced cottage in Gawcott available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available nearby. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, downstairs bathroom and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms master with ensuite. The exterior boasts a private rear garden, perfect for enjoying the summer months. There is plenty of scope for further development with previous planning approval for a double storey extension in 2018.

Located in the popular village of Gawcott, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from the A421 and many local buses.

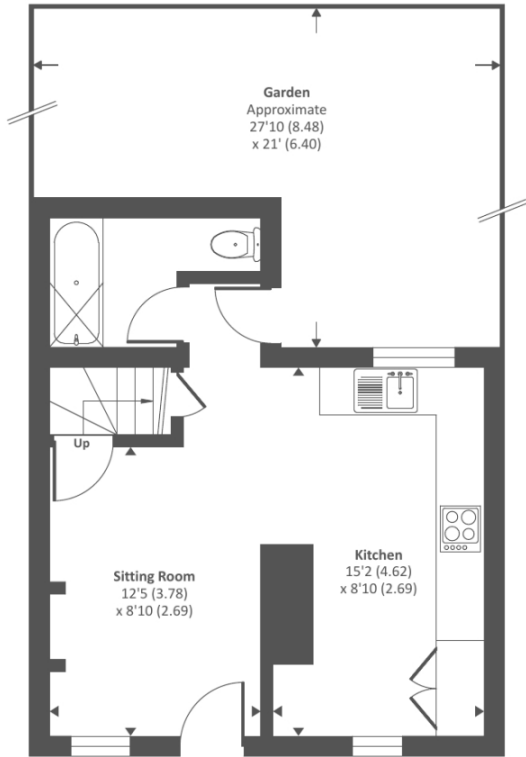
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

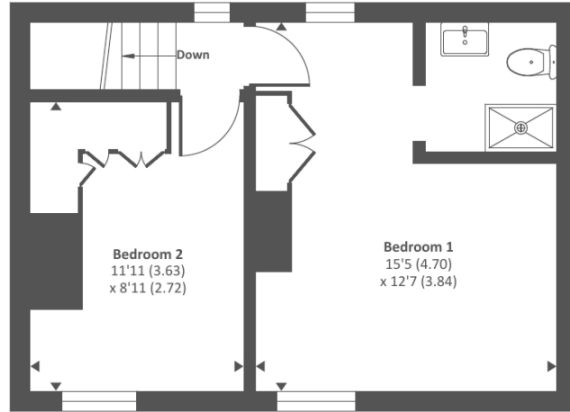
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






Ground floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chancellors Estate Agents. REF: 993661

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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