



Chapel Lane, Ivinghoe Aston, LU7 9DW
Asking price £250,000

Sears & Co
estate & letting agents

A rarely available one bedroom mid terrace home, situated in this idyllic position on Chapel Lane in the hamlet of Ivinghoe Aston.

Accommodation includes an entrance area, living room with log burner, refitted kitchen, first floor double bedroom and a modern shower room.

Externally the property further benefits from an area of front garden, allocated parking space and a lovely garden. Council tax band B. Contact sole appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Area

Wood effect flooring. Access to the living room.

Living Room

Double glazed bow window. Log burner. Electric heater. Wood effect flooring.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for freestanding electric oven with extractor over. Space for a freestanding low level fridge freezer and washing machine. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Stairs rising to the first floor accommodation.

First Floor Landing

Access to the loft. Access to the shower room and bedroom.

Bedroom

Double glazed window. Built in cupboard.

Shower Room

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure with rainfall style shower over, wash hand basin and a low level w/c. Tiled walls and flooring. Chrome heated towel rail. Extractor fan. Under floor heating. Cupboard.

To The Front

An area of front garden laid with shingle. Access to the front door.

Garden

A private garden located away from the property arranged with areas of shingle, patio and a raised bed. Enclosed predominately by timber panel fencing.

Parking Space

A dedicated parking space is located in the adjacent courtyard. There is also 'first come first serve' parking for visitors.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

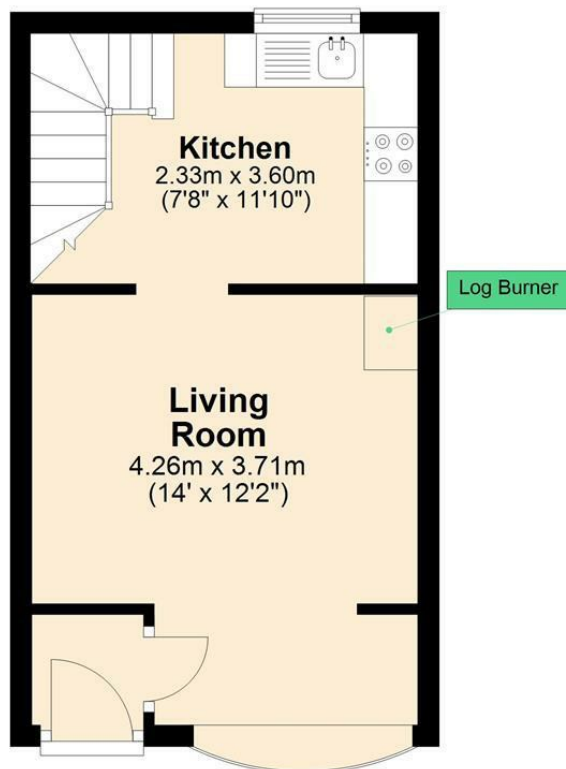


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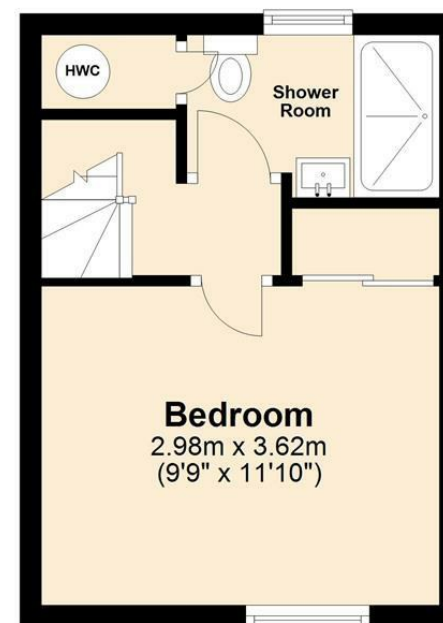
Ground Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



First Floor

Approx. 19.5 sq. metres (209.5 sq. feet)



Total area: approx. 43.0 sq. metres (463.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

