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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 19 Buchanan Way, Latchingdon, CM3 6HL O.I.E.O £269,000

TO BE SOLD WITH NO ONWARD CHAIN OF SALES. 2 bedroom house pleasantly situated on the periphery of Latchingdon village within a consistently desirable and sought development. The accommodation offers 2 bedrooms, family bathroom with 4 piece suite, refitted kitchen in grey and lounge diner with patio doors opening out on to the low maintenance secluded rear garden, to the front elevation the driveway affords parking for 2 cars, all with replacement windows, doors and gas heating. Tenure Freehold, Council tax band B, EPC Rating C.



## ACCOMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, airing cupboard, access to loft space, doors to:

#### MAIN BEDROOM 10'8 x 10'5 (3.25m x 3.18m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator.

#### BEDROOM 2 10'5 x 10'5 max (3.18m x 3.18m max)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, laminate floor.

#### BATHROOM

Textured ceiling, extractor fan, 'Champagne Cream' suite comprising, low level WC, pedestal wash hand basin with tiled splash back, bath with mixer taps, shower cubicle with glazed screens, door and tiled walls.

### GROUND FLOOR

Half obscure sealed unit double glazed PVCu entrance door to:

#### Porch

Textured ceiling, meters cupboard, open to:

#### KITCHEN 10'5 x 8'7 (3.18m x 2.62m)

PVCu sealed unit double glazed window to front, textured ceiling, refitted kitchen units with grey doors and contrasting work surfaces comprising, single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and storage space under with plumbing for washing machine adjacent work surface with inset electric 4 ring ceramic hob and oven under and cupboard, double and triple base and drawer units, 8 wall cupboards, one concealing the gas boiler serving heating and hot water. matching work surface upstands, door to:

#### LOUNGE 19'6 x 10'5 (5.94m x 3.18m)

PVCu sealed unit double glazed sliding patio doors to garden, textured ceiling, 2 radiators, TV point, telephone point, dimmer switch, stairs rise to first floor landing.

### OUTSIDE

#### FRONT

Driveway parking for 1/2 cars.

#### REAR

West facing secluded garden commencing with a patio leading to the artificial lawn with low maintenance borders and timber shed to the rear.

### AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the

local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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