



Connells

Charity Cottage Main Street
Gawcott Buckingham

Charity Cottage Main Street Gawcott Buckingham MK18 4HZ

for sale offers over
£245,000



Property Description

From the replaced slate roof to the exposed beams, every inch of this cottage exudes charm. The focal point is the inviting lounge, creating a cozy haven for enjoying in addition there are patio doors leading to the rear patio and garden. The modern refitted kitchen and living space seamlessly blend tradition with contemporary living.

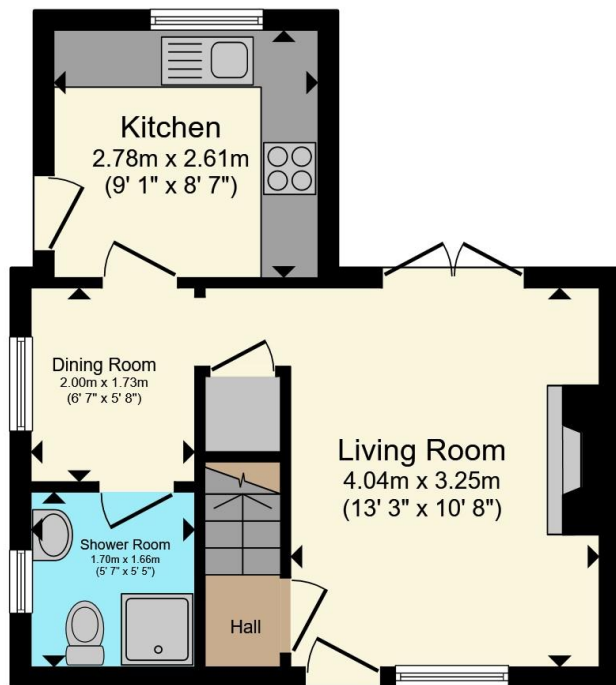
There is also a separate dining room and ground floor shower room. Picture-perfect, the lovely cottage garden to the rear offers a fantastic patio area, lawn, flower and shrub borders with a burst of colour and fragrance when in full bloom and a summerhouse.

Agent Note

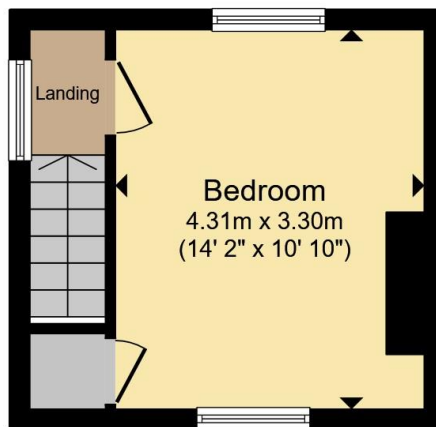
Please note that an AML fee is of £80 inc VAT chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 48.1 m² (517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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2 West Street
BUCKINGHAM MK18 1HL

EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/BUK308532

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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