

3/4 Bedroom
Detached Bungalow
In need of modernisation
VILLAGE LOCATION

2 Cuddington Road, Dinton HP18 0AB



£514,500

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Nestled between the idyllic Buckinghamshire villages of Cuddington and Dinton on the outskirts of Aylesbury this detached bungalow enjoys far reaching views of open countryside toward Eythrope and Waddesdon The village of Cuddington is situated just 1.5 miles away providing amenities such as a Shop/post office, hairdressing salon, local Pub, .

THIS HOME FEATURES

SOUGHT AFTER LOCATION
NO UPPER CHAIN
IN NEED OF MODERNISATION
POTENTIAL FOR EXTENSION
(SUBJECT TO PLANNING PERMISSION)
THREE/FOUR BEDROOMS
LOUNGE/DINER
GUEST & ENSUITE WC
FAMILY BATHROOM
GARAGE & OUTBUILDINGS

village hall, tennis courts, play park and cricket and football pitches Situated less than 4 miles from Haddenham & Thame Parkway Station connecting to London Marylebone in 42 minutes. Surrounded by open countryside the area provides access to ample walks, trails, footpaths and bridleways.

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LIVING AREA



PROPERTY SUMMARY

A 1930's detached bungalow located in the sought after hamlet of Dinton, surrounded by open countryside. The property, which requires some updating is offered with no upper chain and comprises entrance hall, fitted kitchen, lounge/dining room, bathroom, guest cloakroom, three bedrooms located on the ground floor, with a loft room which has previously used as a bedroom and study, ensuite WC. Outside, the rear garden reaches back over 100ft and benefits from a garage and outbuildings, the driveway is situated to the front of the property and provides the potential to park several vehicles.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 53 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

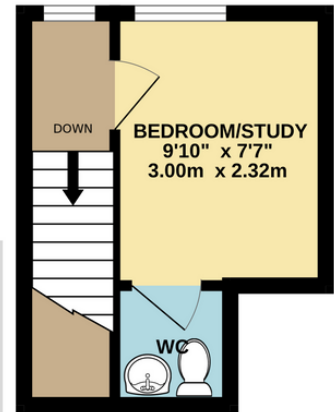
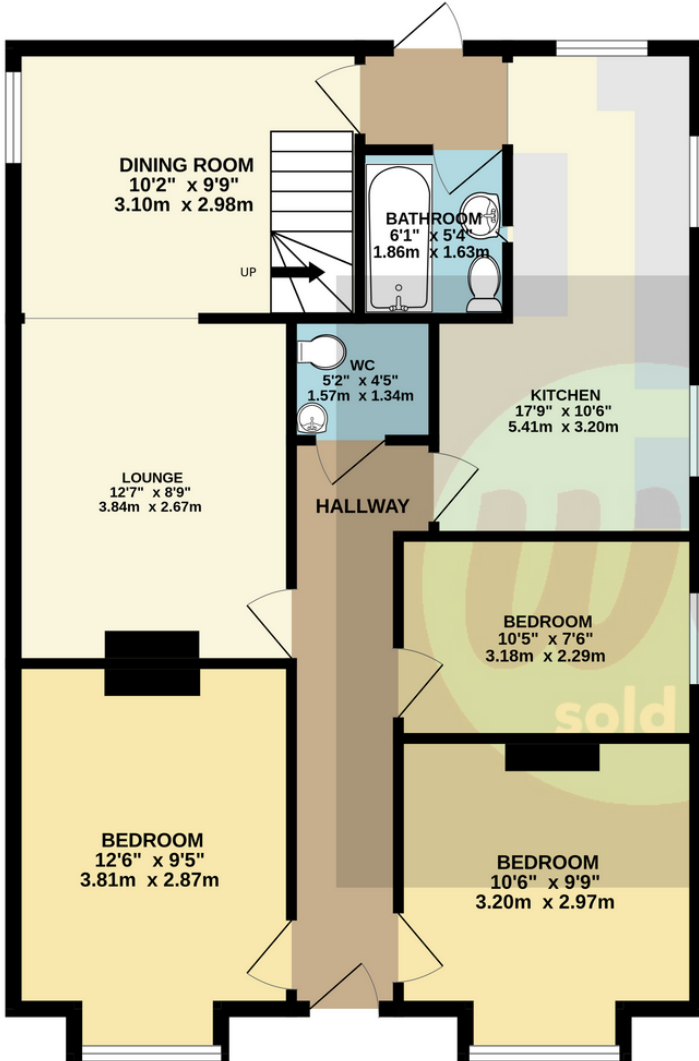
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.

1ST FLOOR
139 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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