



Market House

MARKET PLACE, CHALFONT ST PETER, SL9 9HA



£325,000

A delightful end of terrace townhouse situated in the heart of Chalfont St Peter village. Although in need of some updating, with a wealth of amenities on its doorstep, this property is sure to appeal to a variety of discerning purchasers, from those looking for their first home, those looking to trade down and indeed those looking for an investment opportunity. The property boasts its own pedestrian side access, a south facing rear garden and an allocated parking space. The ground floor accommodation comprises an entrance lobby, spacious living/ dining room with large under stairs storage cupboard and a fitted kitchen. On the first floor there is a double bedroom, a single bedroom and a bathroom. Further features include electric heating, double glazing, communal lawn to the front and a long lease.

ENTRANCE LOBBY

Wooden front door with opaque glass insets. Door to:

LOUNGE/ DINING ROOM

15' 2" x 14' 1" (4.63m x 4.30m) Feature double glazed leaded light bay window overlooking front aspect. Large under stairs cupboard with light. Coved ceiling. Two electric wall heaters. Stairs leading to first floor and landing. Door to:

KITCHEN

14' 1" x 7' (4.30m x 2.13m) Fitted with wall and base units. Worksurfaces with tiled splashbacks. One and a half bowl sink unit with mixer tap and drainer. Fitted oven and built in four ring electric hob with expel air over. Built in oven. Plumbed for washing machine. Space for fridge/freezer. Double glazed leaded light window overlooking rear aspect. Casement door with opaque glass insets leading to rear garden.

LANDING

Airing cupboard with lagged cylinder and slatted shelving. Access to loft.

BEDROOM 1

14' 1" x 10' 11" max (4.30m x 3.32m) "L" shaped. Coved ceiling. Down lighters. Electric wall heater. BT point. Two double glazed leaded light windows overlooking front aspect.

BEDROOM 2

11' 2" x 6' 8" (3.41m x 2.02m) Coved ceiling. Electric wall heater. Double glazed leaded light window overlooking rear aspect.

BATHROOM

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, WC and wash hand basin. Down lighters. Shavers light. Electric heated towel rail. Opaque double glaze leaded light window overlooking rear aspect.

REAR GARDEN

Southerly facing with paving and wooden fence boundaries. Pedestrian side access with wooden gate. Outside tap. Outside electric point.

LEASE & OUTGOINGS

Length of lease - 150 years from 24/06/88 i.e. currently 118 years remaining.

Ground Rent - £150 per annum.

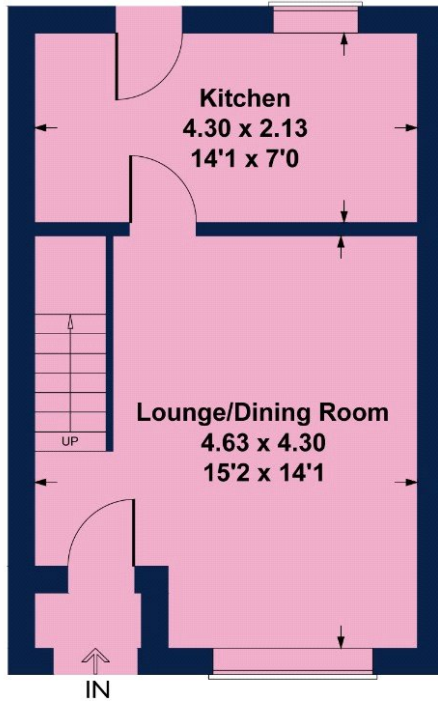
Service charge : circa £1,068 per annum

Draft details awaiting vendors approval.

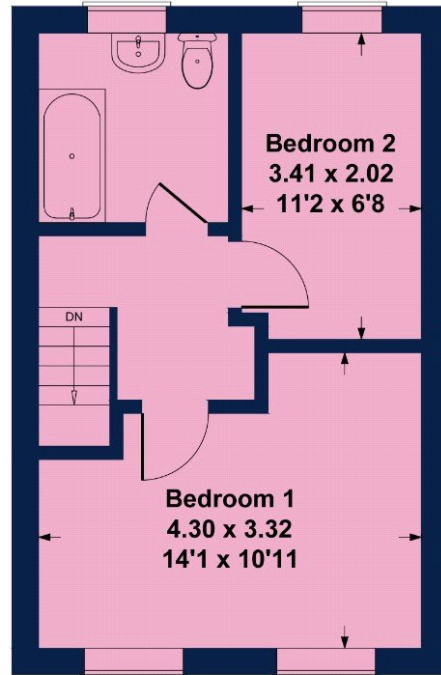


1 Market House

Approximate Gross Internal Area
Ground Floor = 29.7 sq m / 320 sq ft
First Floor = 29.7 sq m / 320 sq ft
Total = 59.4 sq m / 640 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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