

# Buchanan Way, Latchingdon

CM3 6HL

**CURTIS O'BOYLE**

Sales & Lettings





# Buchanan Way, Latchingdon

CM3 6HL      £172,500

First Floor Maisonette situated within the popular village of Latchingdon overlooking an attractive pond and greensward. The property offers well proportioned rooms, with a Lounge, Bedroom, Fitted Kitchen and Bathroom, there is one allocated parking space. NO ONWARD CHAIN

**ENTRANCE HALL** Double glazed entrance door opening to the hallway with a storage cupboard and stairs to first floor. Wood effect flooring.

**PARKING** One allocated space to the side of the property.

**LANDING** Access to loft via hatch door. Stairs to ground floor. Wood effect flooring. Doors to:

**LOUNGE** 15' 8" x 11' 1" (4.8m x 3.4m) Double glazed window to front with views over pond. Smooth & coved ceiling. Electric Heater

**Kitchen/Breakfast Room** 10' 2" x 7' 10" (3.1m x 2.39m) Double glazed window to rear. Kitchen comprises of a range of grey wall mounted and base level with laminate work surfaces. Inset stainless steel sink and drainer. Four ring hob with extractor over. Electric oven. Integrated dishwasher. Space for fridge/freezer and washing machine. Tile effect flooring.

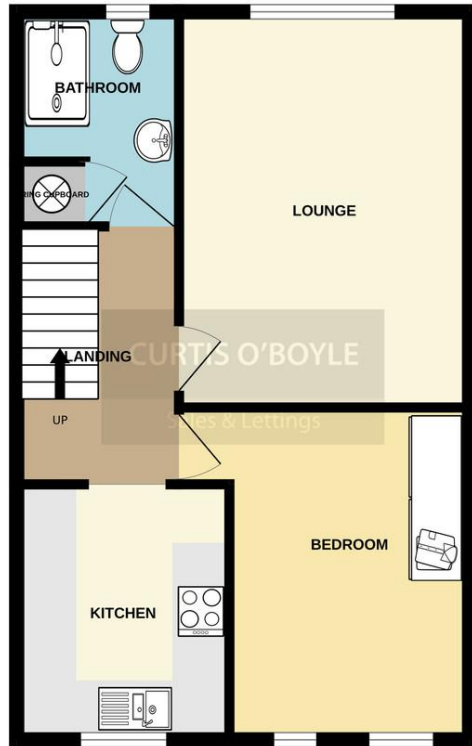
**Bedroom One** 12' 9" x 11' 1" (3.89m x 3.38m) Two double glazed windows to rear. Coved ceiling. Built in wardrobes. Electric heater

**Bathroom** Obscure double glazed window to front. Recently re-fitted three piece white suite comprising a large shower cubicle with electric shower and attachments. Vanity wash hand basin unit with storage below. Low level WC. Extractor fan. Airing cupboard housing hot water cylinder. Tile effect flooring. Heated chrome towel rail.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

FIRST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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