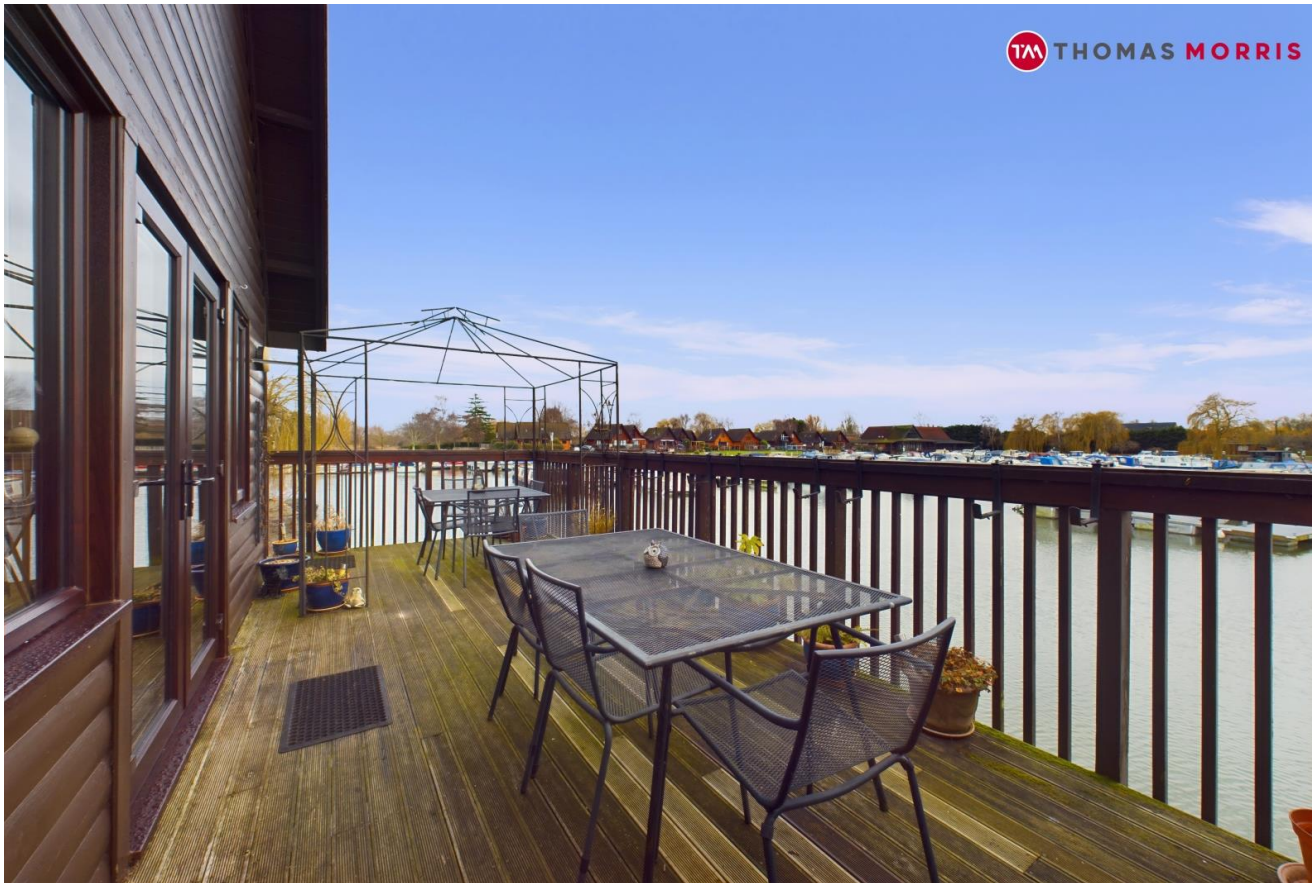




18 Marina View, Mill Road, Buckden, PE19 5QS



Asking Price: £320,000

Leasehold

Mill Road, Buckden, PE19 5QS

- Semi Detached Lodge
- Open Plan Living and Dining Area
- Three Bedrooms
- Downstairs WC
- En-Suite to Main Bedroom
- Ample Off-Road Parking
- Outside Decking Area with Marina Views
- 981 Years Remaining on Lease
- Leasehold
- Energy Rating: Exempt

Offering stunning views from its rear decking, this property comprises an entrance hall, lounge featuring a log burner and French-style doors that lead to the rear decking area, a generous dining room, kitchen, a versatile Study/Bedroom Three perfect for remote working, and a convenient Shower Room on the Ground Floor. The First Floor accommodates two double bedrooms and a bathroom. Externally, the lodge boasts an expansive south-facing raised timber decking area, along with its own garden and a driveway providing ample parking.



Situated within Buckden Marina, this is an exclusive development comprising only 24 waterside lodges. This private haven offers a peaceful lifestyle with countryside walks and breathtaking seasonal views of the Great River Ouse and the charming Marina.

The lodge presents a unique opportunity, with the potential for no onward chain. Viewings are available by appointment; please call the office for further information.

Council Tax Band E
Huntingdon District Council
Draft details subject to approval

Accommodation

Entrance Hall

7'3" x 3'4" (2.2m x 1.02m).

Living Room

17'3" x 13'7" (5.26m x 4.14m).

Dining Area

10'4" x 8'9" (3.15m x 2.67m).

Kitchen

9'10" x 8'6" (3m x 2.6m).



Downstairs WC

4'8" x 3'4" (1.42m x 1.02m).

Bedroom Three/Study

8'2" x 6'11" (2.5m x 2.1m).

Jack and Jill Bathroom

9'2" x 6' (2.8m x 1.83m).

Landing

10'5" x 3'7" (3.18m x 1.1m).

Bedroom One

9'6" x 9'5" (2.9m x 2.87m).

En-Suite

6'4" x 3'9" (1.93m x 1.14m).

Bedroom Two

9'9" x 9'5" (2.97m x 2.87m).

Bathroom

6'11" x 5'6" (2.1m x 1.68m).

Garden and Off-Road Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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