

hillyards.



Hillyards are pleased to offer this excellent example of a one bedroom house with its own private garden located on the popular Coppice development. The property is offered to the market in good order throughout and would make an ideal first time or investment buy. Accommodation consists of entrance hall, lounge, fitted kitchen, bedroom and refitted bathroom as well as offering private rear garden, allocated parking, UPVC double glazing and gas central heating.

£184,950 Freehold

Field Way, Aylesbury, Buckinghamshire. HP20 1XJ

Ground Floor

Entrance Hall:

Enter via storm porch covered UPVC double glazed front door, window to front aspect, stairs rising to first floor with under stairs storage cupboard, radiator, wood effect laminate flooring, telephone point, doors to lounge and kitchen.

Kitchen:

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with built-in hood over, space and plumbing for washing machine, space for one further domestic appliance, ceramic tiled floor, UPVC double glazed window to rear aspect.

Lounge:

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, coving to ceiling, television point, two wall mounted lights, UPVC double glazed door to rear garden.

First Floor

Landing:

Stairs rising from ground floor, space for desk or wardrobe, access to loft via ceiling inset hatch, coving to ceiling, doors to all first floor accommodation.

Bedroom:

UPVC double glazed window to rear aspect, radiator, built-in wardrobe with a range of hanging and shelved storage space, coving to ceiling, access to shelved airing cupboard.

Bathroom:

A refitted three piece suite consisting of panel bath with mixer tap and independent shower over and screen, low-level w/c and pedestal hand wash basin with mixer tap, fully tiled walls, heated towel rail, extractor fan, UPVC double glazed opaque window to rear aspect.

Exterior

Front Garden:

A small open plan front garden laid to lawn with pathway leading to front door.

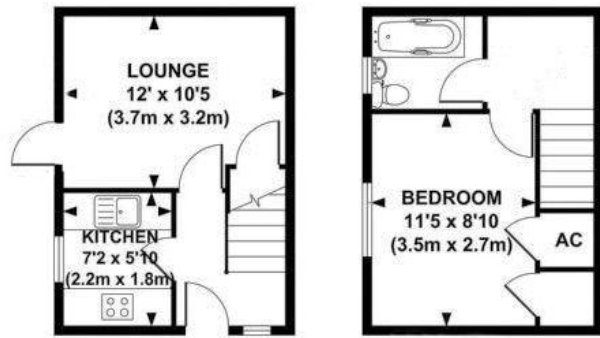
Rear Garden:

A fully enclosed, sunny aspect garden offering a good degree of privacy, laid mainly to lawn with small patio area and rear gravelled area, gated rear access allowing secure driveway parking, wooden lean-to with power and light.

Garage/Parking:

There is an allocated parking bay located to the front/side of the property for one vehicle.

Floor Plan

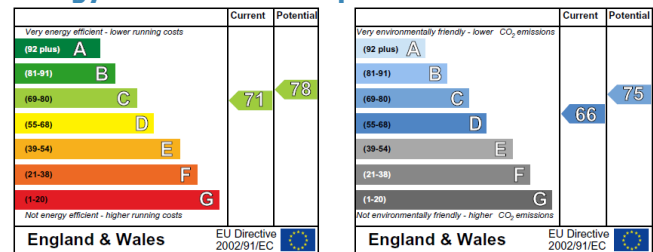


Property Info

Council Tax Band:

B (approximately £1183.03 per annum based on 2 adults residing at the property)

Energy Performance Graph:



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.