

AWAITING  
VENDORS  
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this fully refurbished top floor Victorian conversion situated just a short walk from Aylesbury's town centre and main line station. This individual & unique property still offers many of its original features as well as private garden, secure parking with large carport, UPVC double glazing and gas central heating. Accommodation includes entrance hall, landing, lounge/diner, refitted kitchen, two bedrooms and refitted shower room. A viewing comes highly recommended.

**£194,950 Leasehold**

**Bierton Road, Aylesbury, Buckinghamshire. HP20 1EJ**

# Bierton Road, Aylesbury, Buckinghamshire. HP20 1EJ

## Ground Floor

### Entrance:

Enter via UPVC double glazed front door, stairs rising to first floor, wood/glazed door to landing.

## First Floor

### Landing:

Door to shower room and steps up into kitchen.

### Kitchen:

11'1 x 8'1 (3.38m x 2.46m)



A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, space for cooker, upright fridge/freezer and dish washer, wood laminate flooring, radiator, UPVC double glazed window to side aspect, door to lounge.

### Lounge:

15'5 x 12'6 (4.70m x 3.81m)

Steps up from kitchen, UPVC double glazed window to side aspect, two radiators, Victorian feature fire place with wooden mantle, decorative surround and polished hearth with inset gas fire, access to spacious access to loft via ceiling inset hatch, space, door to inner hallway.

### Inner Hallway:

Doors to both bedrooms.

### Bedroom 1:

10'1 (into wardrobe) x 12'7 (3.07m x 3.84m)

UPVC double glazed window to front aspect, radiator, two built-in wardrobes providing a range of hanging and shelved storage space.

### Bedroom 2:

9'3 x 5'10 (2.82m x 1.78m)

UPVC double glazed window to front aspect, radiator, alcove providing a range of hanging and shelved storage space.

### Shower Room:

A three piece refitted white suite consisting of shower cubicle, low-level w/c and wash hand basin with mixer tap and storage under, tiling to water sensitive areas, cupboard housing central heating boiler, radiator, UPVC double glazed window to side aspect.

## Exterior

### Rear Garden:

A private enclosed garden offering a good degree of privacy and a sunny aspect laid mainly to lawn.

### Carport/Parking:

Measuring approximately 6m x 4m

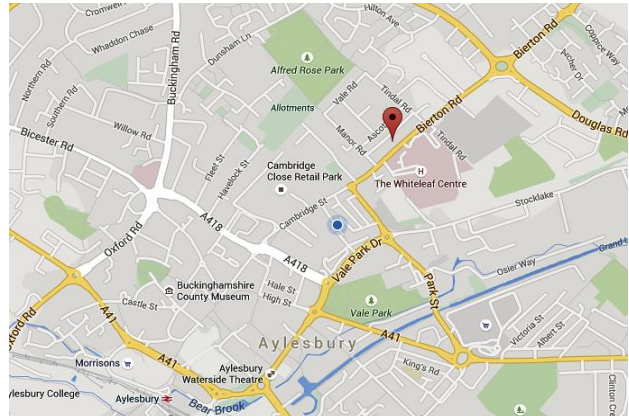
There is a recently constructed carport located to the side of the property providing secure off street parking for one vehicle plus on street parking permits are available.

### Utility Area:

There is a covered area providing low-level w/c and space for washing machine and tumble dryer.

## Property Info

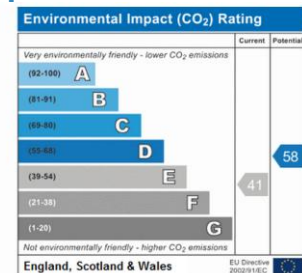
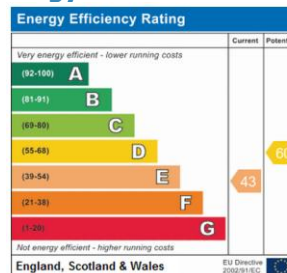
### Directions:



### Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

## Energy Performance Graph:



### Length of Lease:

To be confirmed.

### Maintenance/Service Charges:

None

### Ground Rent:

Approximately £20.00 per year.

**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.