

Awaiting
Vendor
Approval

hillyards.

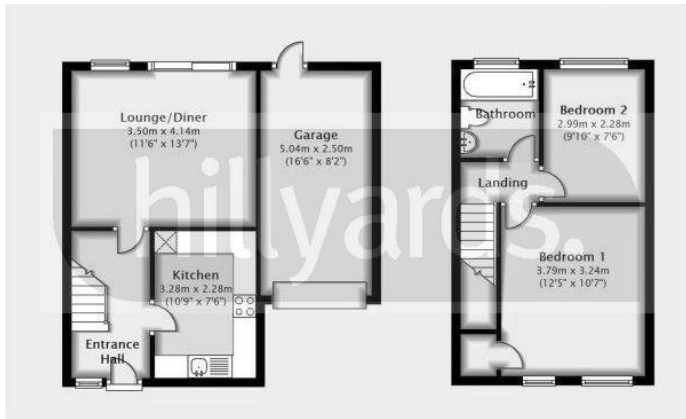


Hillyards are pleased to bring to the market this end of terrace house situated on the popular Haydon Hill area of Aylesbury. The property is offered with no onward chain and consists of accommodation comprising of entrance hall, lounge/diner, kitchen, two bedrooms and bathroom as well as a garage that has been converted into a work room. Other benefits include driveway parking, UPVC double glazing, gas central heating with replaced boiler and good size gardens.

£230,000 Freehold

Austen Place, Aylesbury, Buckinghamshire. HP19 8JD

Floor Plan



Photos



Accommodation

Entrance Hall

Lounge/Diner

13'7 x 11'6 (4.14m x 3.50m)

Kitchen

10'9 x 7'6 (3.28m x 2.28m)

Bedroom 1

12'5 x 10'7 (3.79m x 3.24m)

Bedroom 2

9'10 x 7'6 (2.99m x 2.28m)

Bathroom

Garage (Converted)

16'6 x 8'2 (5.04m x 2.50m) (Original measurement)

Exterior

Gardens

There is a fully enclosed garden to the rear laid mainly to lawn with initial decked area.

Garage & Parking

The garage has been converted into a work room with courtesy door to front & rear, power, light and heating. There is also a driveway located to the front of the garage.

Property Info

Council Tax Band

C (approximately £1352.00 per annum based on 2 adults residing at the property)

Energy Performance Graph

Awaiting file.

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.

Floor plan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.