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FULLY REFURBISHED - Hillyards Estate Agents are pleased to offer this quirky and rarely available cottage set in the heart of Aylesbury old town that is in immaculate condition throughout. This character property is arranged over three floors providing lounge and refitted kitchen to the ground floor, bedroom and refitted bathroom to the first floor and loft room/bedroom to the top floor. The location offers easy access to Aylesbury's town centre and mainline railway station. A viewing is highly recommended.

£225,000

6 St. Marys Row, Aylesbury, Buckinghamshire HP20 2JL

Lounge

14'7 x 12'3 (max)

Kitchen

9'6 x 6'1 (max)

Bedroom

14'10 x 9'7 (max)

Loft Room/Bedroom

14'0 x 12'8 (max)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

