

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this rarely available two bedroom detached house that is offered in immaculate condition throughout. The property is situated in a quiet cul-de-sac and we would highly recommend an internal viewing to truly appreciate this stunning property. Accommodation consists of entrance hall, cloakroom, lounge, kitchen/diner with built-in appliances, two double bedrooms and bathroom as well as enclosed rear garden and two allocated parking spaces.

£249,950 Freehold

Bridge Leys Meadow, Aylesbury, Buckinghamshire. HP19 9AJ

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Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, radiator, stairs rising to first floor, built-in storage cupboard, telephone point, doors to all ground floor accommodation.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin with mixer tap, tiling to water sensitive areas, heated towel rail, extractor fan, tiled flooring.

Lounge:

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed windows to double aspect, two radiators, electric fire with mantle, surround and hearth, telephone and television points, UPVC double glazed French doors to rear garden.

Kitchen/Diner:

13'10 x 10'1 (4.22m x 3.07m)



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 double electric oven and four ring induction hob with cooker hood over, built-in fridge/freezer, washing machine and dishwasher, concealed wall mounted central heating boiler, ceiling inset down lighting, UPVC double glazed windows to double aspect.

First Floor

Landing:

Stairs rising from ground floor, UPVC double glazed window to rear aspect, radiator, access to loft via ceiling inset hatch, airing cupboard, doors to all first floor accommodation.

Bedroom 1:

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed windows to triple aspect, radiator, telephone and television points.

Bedroom 2:

13'10 x 10'1 (4.22m x 3.07m)

UPVC double glazed windows to double aspect, radiator, telephone and television points.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and shower attachment plus independent shower over and glass screen, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, heated towel rail, shaver point, extractor fan, ceiling inset down lighting, tiled flooring, UPVC double glazed window to rear aspect.

Exterior

Front Garden:

A small open plan area with shrubs and pathway to front door.

Rear Garden:

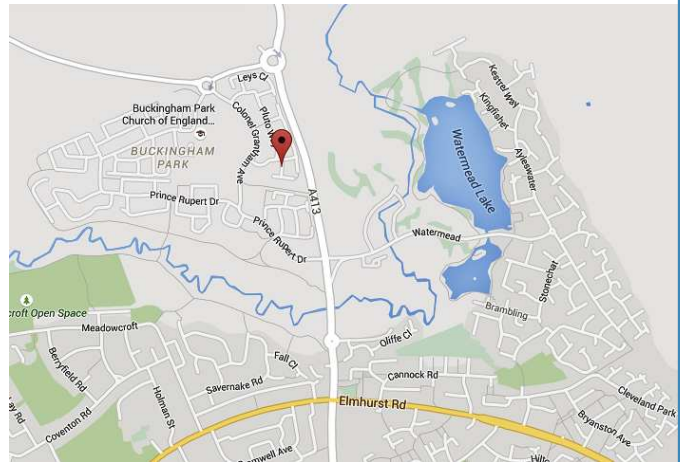
Fully enclosed by brick wall and wooden fencing, laid mainly to paving with artificial grass, gravel and flowerbeds for low maintenance, wooden storage shed and gated side access to parking.

Parking:

There are two allocated parking bays located to the rear of the property.

Property Info

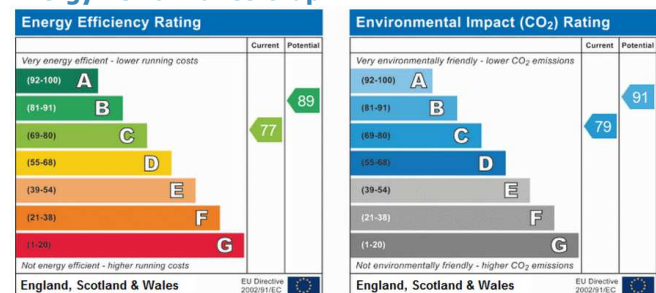
Directions:



Council Tax Band:

C (approximately £1281.61 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.