

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are offering this very well presented two bedroom end of terrace property located on the modern Berryfields development with vacant possession. The property is situated just a short walk from Aylesbury Vale Parkway main line train station that offers a regular service to central London in under 1 hour. Accommodation includes entrance hall, cloakroom, lounge/diner, kitchen, two bedrooms and bathroom as well as UPVC double glazing, gas central heating, front & rear gardens, garage with parking and no upper chain.

£235,000 Freehold

Paradise Orchard, Aylesbury, Buckinghamshire. HP18 0EX

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Ground Floor

Entrance Hall:

Enter via UPVC double front door, radiator, tiled flooring, stairs rising to first floor, doors to lounge/diner, kitchen and cloakroom.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, radiator, UPVC double glazed window to front aspect.

Kitchen:

10'2 x 6'7 (3.10m x 2.01m)

A range of wall and base level units with roll top work surfaces and splashbacks, inset 1½ sink and drainer unit with mixer tap, integrated double electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine and dish washer plus one further domestic appliance, wall mounted central heating boiler, extractor, radiator, UPVC double glazed window to front aspect.

Lounge/Diner:

14'7 x 11'3 (4.44m x 3.43m)

Two UPVC double glazed windows to rear aspect, UPVC double glazed French doors to rear garden, radiator, telephone and television points, access to under stair storage cupboard, wood effect laminate flooring.

First Floor

Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, radiator, doors to all first floor accommodation.

Bedroom 1:

14'7 x 7'11 (4.44m x 2.41m)

Two UPVC double glazed windows to rear aspect, radiator.

Bedroom 2:

14'7 x 7'1 (4.44m x 2.16m)

UPVC double glazed windows to front aspect, radiator, built-in storage cupboard.

Bathroom:



A three piece white suite consisting of panel bath with mixer tap and shower attachment and screen, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, radiator, extractor fan.

Exterior

Front Garden:

Open plan with pathway to front door.

Rear Garden:

Offering a good degree of privacy and a sunny aspect, laid mainly to lawn, fully enclosed by wood fencing with gated side access to parking & garage.

Garage & Parking:

There is a pitch roof garage located to the side of the property with parking in front for one vehicle.

Property Info

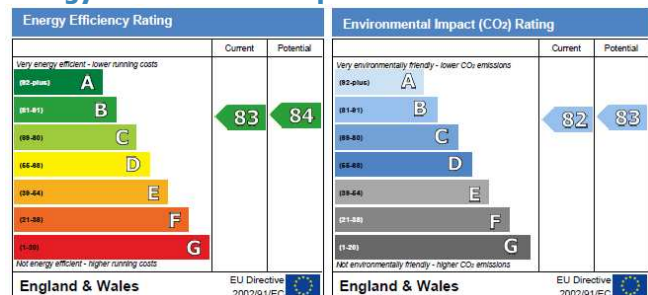
Directions:



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.