

Awaiting  
Vendor  
Approval

hillyards.

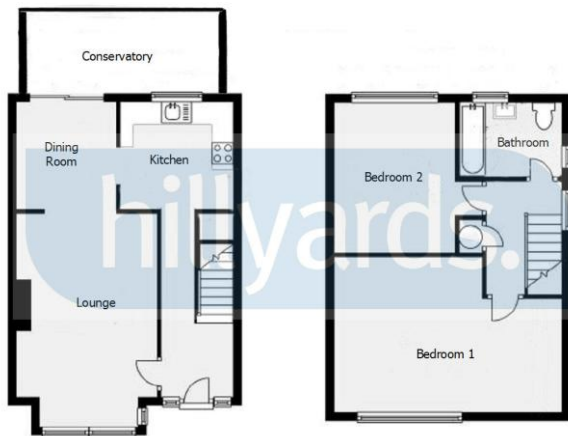


Hillyards are pleased to bring to the market this spacious and very well presented semi detached house situated in a quiet location. The property is offered with no upper chain and consists of accommodation including entrance hall, lounge/diner, kitchen, conservatory, two double bedrooms and bathroom. Other benefits include driveway parking, private enclosed rear garden, UPVC double glazing and gas central heating. A viewing comes highly recommended.

**£249,950 Freehold**

Cannock Road, Aylesbury, Buckinghamshire. HP20 2AS

## Floor Plan



## Photos



## Accommodation

### Entrance Hall

### Lounge

14'5 x 10'11 (4.39m x 3.33m)

### Dining Room

7'10 x 8'0 (2.39m x 2.44m)

### Kitchen

9'10 x 8'9 (3.00m x 2.67m)

### Conservatory

14'2 x 9'10 (4.32m x 3.00m)

### Bedroom 1

16'11 x 11'5 (5.16m x 3.48m)

### Bedroom 2

11'5 x 8'11 (3.48m x 2.72m)

### Bathroom

## Exterior

### Gardens

There is a fully enclosed garden to the rear laid mainly to lawn with initial patio area and freestanding shed.

### Driveway Parking

There is driveway parking located to the front of the property for two vehicles.

## 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.