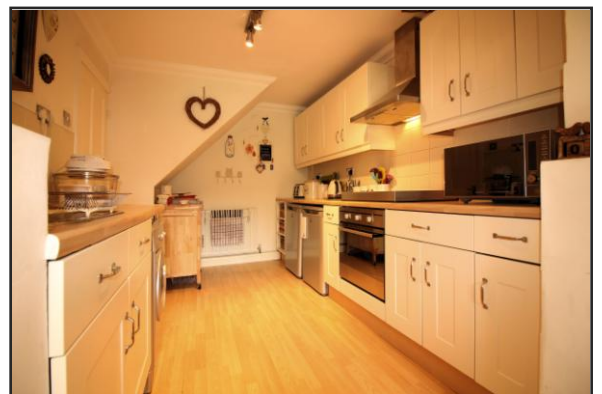


hillyards.

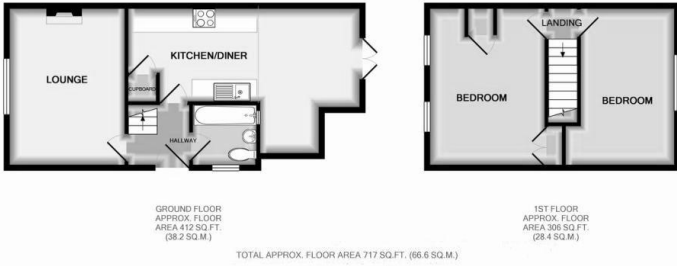


Hillyards are pleased to bring to the market this spacious and extended semi detached property that is in excellent order throughout. The property is situated just north of Aylesbury town centre and offers accommodation consisting of entrance hall, lounge, kitchen, dining room, two double bedrooms and ground floor bathroom. Other benefits include garage, driveway parking, good size front & rear gardens, UPVC double glazing and gas central heating.

£240,000 Freehold

Meadowcroft, Aylesbury, Buckinghamshire. HP19 9LN

Meadowcroft, Aylesbury, Buckinghamshire. HP19 9LN



Accommodation

Entrance Hall

Lounge 13'11 x 10'6 (4.24m x 3.20m)

Kitchen 11'5 x 8'4 (3.48m x 2.54m)

Dining Room 13'0 x 9'1 (3.96m x 2.77m)

Bathroom

Bedroom 13'11 x 8'5 (4.24m x 2.57m)

Bedroom 13'11 x 8'5 (4.24m x 2.57m)

Gardens

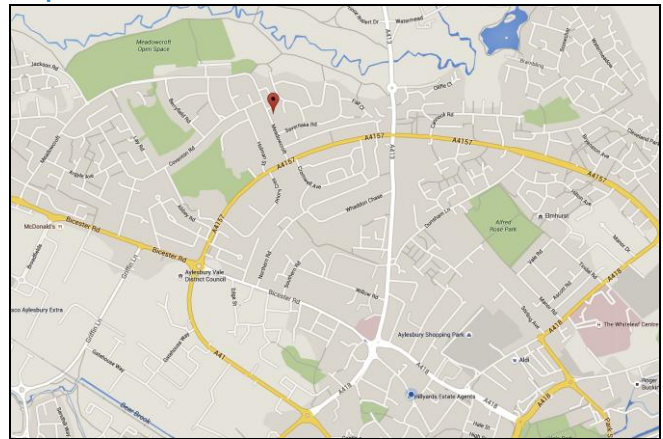
There are good size gardens to the front & rear with the rear garden being fully enclosed and mainly laid to lawn.

Garage & Driveway Parking

There is a single garage to the rear of the property plus driveway parking located to the front & side of the property providing off street parking for several vehicles.

Property Information

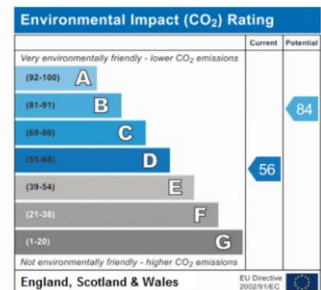
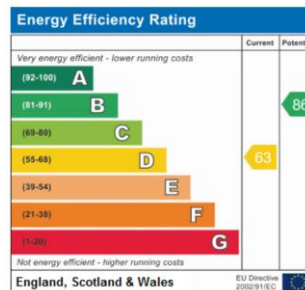
Map



Council Tax Band

B (approximately £1183.03 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.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.