

hillyards.



Hillyards Estate Agents are pleased to offer this extended two bedroom semi detached house situated on the popular Coppice area of Aylesbury. The property offers a larger than average sunny aspect rear garden, driveway parking and excellent school catchment. Accommodation consists of entrance porch, lounge, dining area, kitchen, two double bedrooms and bathroom. A viewing comes highly recommended.

£275,000 Freehold

Field Way, Aylesbury, Buckinghamshire. HP20 1XJ

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Accommodation

Entrance Porch

Lounge 15'10 x 11'10 (4.83m x 3.61m)

Dining Area 11'5 x 6'0 (3.48m x 1.83m)

Kitchen 11'10 x 8'11 (3.61m x 2.72m)

Bedroom 11'10 x 8'10 (3.61m x 2.69m)

Bedroom 11'10 x 7'6 (3.61m x 2.29m)

Bathroom

Garden

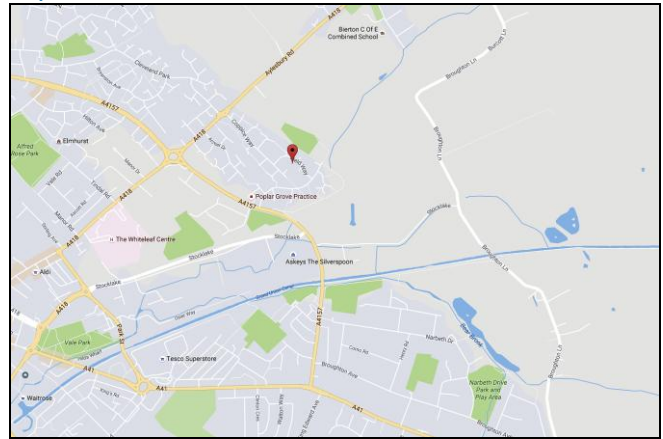
There is a sunny aspect rear garden enclosed by wood panel fencing with gated access and wooden storage shed.

Driveway Parking

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

Property Information

Map



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.

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.

Floor Plan: Not to scale, for illustrative purposes only.

