

hillyards.



Hillyards Estate Agents are pleased to offer this two bedroom Victorian house situated just a short walk from Aylesbury town centre and main line railway station. The property boasts many of its original features and offers accommodation including entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom. Other benefits include enclosed rear garden, double glazing and gas central heating. A viewing comes highly recommended.

£249,950 Freehold

Mount Pleasant, Aylesbury, Buckinghamshire. HP19 8AQ

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Accommodation

Entrance Hall

Lounge 11'2 x 10'9 (3.40m x 3.28m)

Dining Room 14'7 x 9'5 (4.45m x 2.87m)

Kitchen 8'7 x 7'0 (2.62m x 2.13m)

Landing

Bedroom 13'6 x 10'8 (4.11m x 3.25m)

Bedroom 10'9 x 6'6 (3.28m x 1.98m)

Bathroom

Gardens

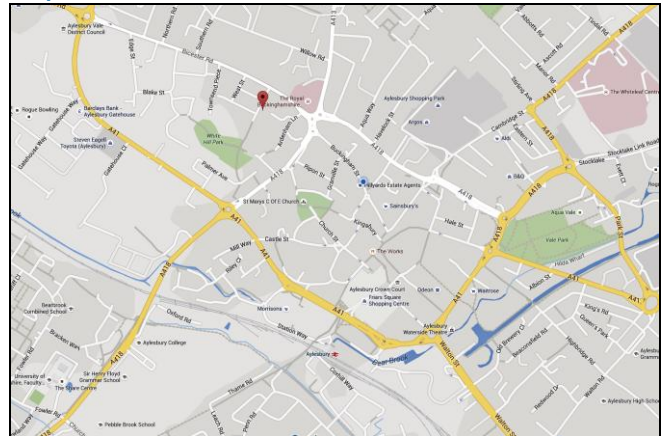
There is an enclosed rear garden with initial paved area and wooden storage shed to rear plus small front garden.

Parking

On street parking.

Property Information

Map



Council Tax Band

B (approximately £1183.00 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.

