

hillyards.



OPEN DAY

SATURDAY 5th MARCH 2pm-4pm

Register your interest in this extended three bedroom end of terrace house that is being offered with no upper chain. The property is situated on the south side of Aylesbury and just a short walk from the town centre and main line railway station. Accommodation consists of entrance hall, guest cloak room, lounge, kitchen/diner, family room and wet room to the ground floor and three bedrooms to the first floor. Other benefits include good size front & rear gardens and driveway parking with carport, plus potential for future extension (stpp).

£265,000 Guide Price

More Avenue, Aylesbury, Buckinghamshire. HP21 8JY

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Photos



Accommodation

Entrance Hall

Lounge 14'9 x 13'2 (4.50m x 4.01m)

Inner Hallway

Cloakroom

Kitchen/Diner 14'4 x 12'0 (4.37m x 3.66m)

Family Room 10'1 x 8'3 (3.07m x 2.51m)

Utility Area

Wet Room 8'3 x 6'4 (2.51m x 1.93m)

Bedroom 1 15'0 x 11'0 (4.57m x 3.35m)

Bedroom 2 10'11 x 9'3 (3.33m x 2.82m)

Bedroom 3 8'4 x 7'7 (2.62m x 2.31m)

Exterior

Gardens

There is a good size rear garden which is fully enclosed and laid mainly to lawn with initial patio area and gated side access.

Parking

There is driveway parking to the front & side of the property for several vehicles with carport to the side.

Property Info

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.