

# hillyards.



Hillyards are pleased to offer this spacious three bedroom family home situated within a short walk of Aylesbury town centre that benefits from a ground floor extension. The property is in need of some updating and accommodation currently consists of entrance hall, 21ft lounge, dining room, kitchen, utility/lean-to, conservatory, three bedrooms, bathroom and w/c. Other benefits include front & rear gardens, UPVC double glazing and gas central heating.

**£250,000 Freehold**

Bardon Green, Aylesbury, Buckinghamshire. HP20 2EQ

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## Accommodation

### Entrance Hall

**Lounge** 21'6 x 10'0 (6.55m x 3.05m)

**Dining Room** 15'2 x 9'3 (4.62m x 2.82m)

**Kitchen** 11'8 x 10'0 (3.56m x 3.05m)

**Conservatory** 9'9 x 9'7 (2.97m x 2.92m)

**Utility/Lean-To** 12'11 x 10'9 (3.94m x 3.28m)

**Bedroom** 12'7 x 10'1 (3.84m x 3.07m)

**Bedroom** 11'11 x 8'11 (3.63m x 2.72m)

**Bedroom** 12'0 x 10'10 (3.66m x 3.30m)

**Bathroom** 10'3 x 6'4 (3.12m x 1.93m)

### Bathroom

### W/C

### Gardens

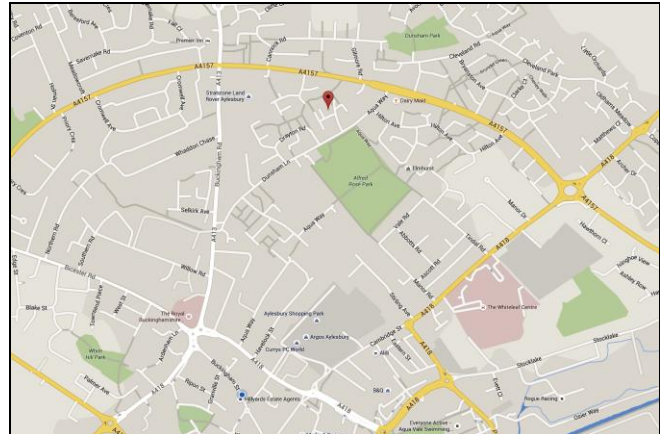
There are enclosed gardens to the front and back.

### Parking

There are parking bays located to the side of the property.

## Property Information

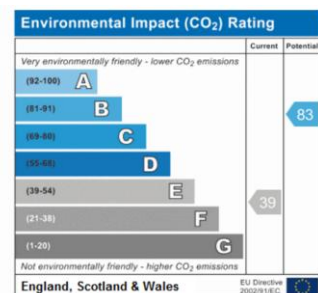
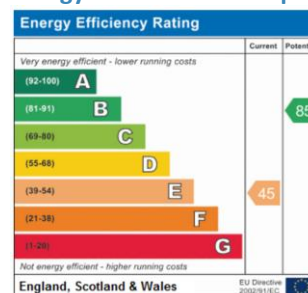
### Map



### Council Tax Band

**C** (approximately £1352.05 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.

