

hillyards.



Hillyards are pleased to offer this three bedroom family home that is being offered to the market with no upper chain. The property is situated less than 1 mile from the Aylesbury Vale Parkway Station which offers a mainline service to Central London in less than 1 hour. Accommodation consists of entrance hall, cloakroom, lounge/diner, kitchen, three bedrooms and bathroom as well as driveway parking, front & rear gardens, UPVC double glazing and gas central heating.

£269,950 Freehold

Badrick Road, Aylesbury, Buckinghamshire. HP19 9TR

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Accommodation

Entrance Hall

Cloakroom

Lounge 15'9 x 15'3 (4.80m x 4.65m)

Kitchen 11'6 x 8'10 (3.51m x 2.69m)

Landing

Bedroom 14'8 x 8'11 (4.47m x 2.72m)

Bedroom 14'8 x 8'9 (4.47m x 2.67m)

Bedroom 9'7 x 7'1 (2.92m x 2.16m)

Bathroom

Gardens

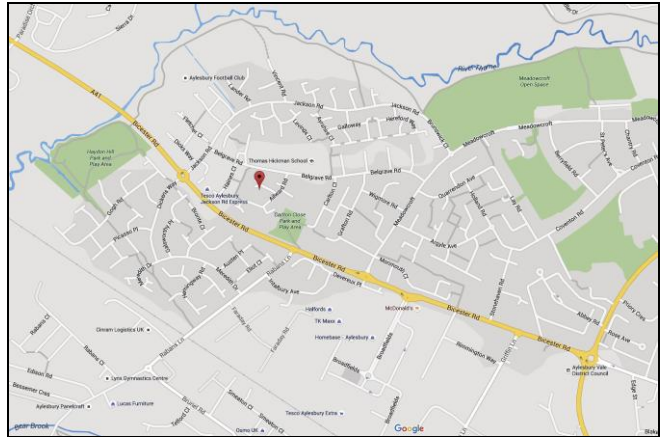
There are enclosed gardens to the front and rear of the property with the rear garden offering a sunny aspect.

Driveway Parking

There is driveway parking located to the front & side of the property providing off street parking for several vehicles.

Property Information

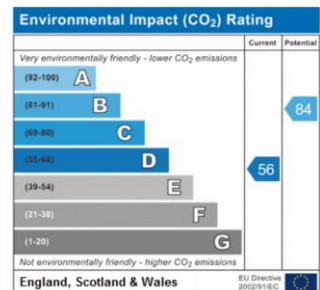
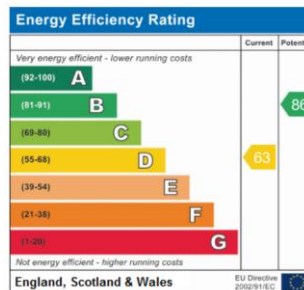
Map



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.