

# hillyards.

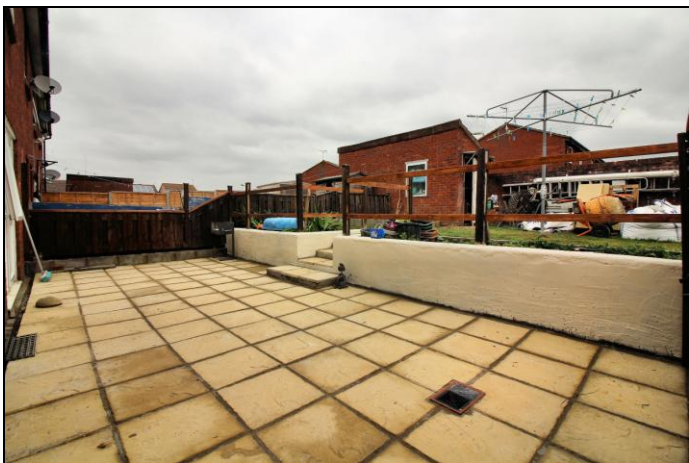


Hillyards are pleased to bring to the market this three bedroom end of terrace house situated on the south side of Aylesbury. The property is being offered with no upper chain and accommodation consists of entrance hall, lounge, 21ft kitchen/diner, two double bedrooms and bathroom as well as a good size enclosed rear garden. A viewing comes highly recommended.

**£260,000 Fixed Price**

Kennet Close, Aylesbury, Buckinghamshire. HP21 8RL

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## Accommodation

Entrance Hall

Guest Cloakroom/Utility

Lounge 13'9 x 10'6 (4.19m x 3.20m)

Kitchen 21'8 x 7'5 (6.60m x 2.26m)

Bedroom 11'11 x 10'10 (3.63m x 3.30m)

Bedroom 11'11 x 10'8 (3.63m x 3.25m)

Bedroom 9'7 x 7'8 (2.92m x 2.34m)

Bathroom

Garden

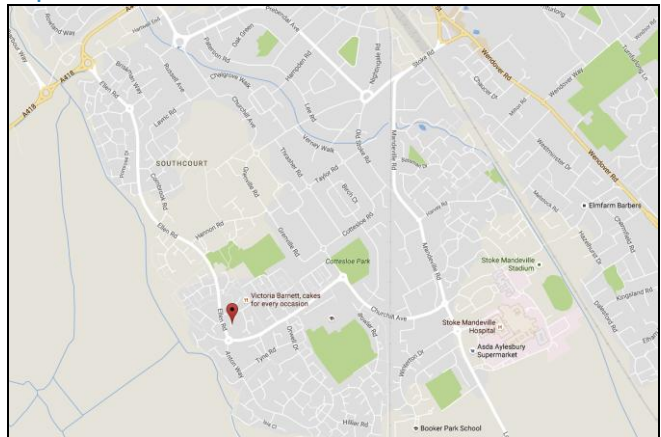
There is an enclosed rear garden offering a good degree of privacy with initial patio area and steps up to lawned area plus storage shed and side storage area.

Parking

There are communal parking areas to the front and rear of the property for use by residents and visitors.

## Property Information

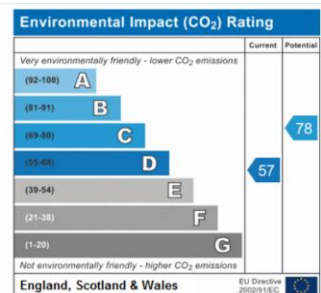
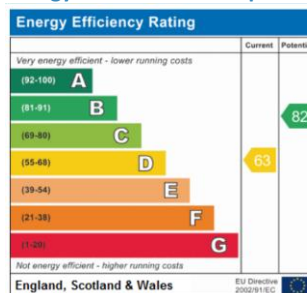
Map



## Council Tax Band

B (approximately £1183.00 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.

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