

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are pleased to bring to the market this very well presented three bedroom semi detached house located on the popular Haydon Hill area of Aylesbury. The property is being offered with no upper chain and would make an ideal family home. Accommodation consists of Entrance hall, lounge, dining room, refitted kitchen, three bedrooms and refitted bathroom as well as garage & driveway parking, front & rear gardens, UPVC double glazing and gas central heating.

£250,000 Fixed Price

Austen Place, Aylesbury, Buckinghamshire. HP19 8JD

Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, UPVC double glazed window to front aspect, radiator, stairs rising to first floor, door to lounge.

Lounge:

14'6 x 12'8 (4.42m x 3.86m)



UPVC double glazed window to front aspect, radiator, telephone and television points, wood effect laminate flooring, archway to dining room.

Dining Room:

9'9 x 7'6 (2.97m x 2.29m)

UPVC double glazed French doors leading to rear garden, radiator, wood effect laminate flooring, door to kitchen.

Kitchen:

10'8 x 7'4 (3.25m x 2.24m)

A range of refitted wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit and mixer tap, integrated double electric oven and four ring gas hob with cooker hood over, built-in fridge and dish washer, space and plumbing for washing machine, central heating boiler, UPVC double glazed window to rear aspect.

First Floor

Landing:

Stairs rising from ground floor, airing cupboard, access to loft via ceiling inset hatch with drop down ladder, doors to all first floor accommodation.

Bedroom 1:

10'10 x 9'9 (3.30m x 2.97m)

UPVC double glazed window to rear aspect, radiator, telephone and television points.

Bedroom 2:

9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window to front aspect, radiator.

Bedroom 3:

7'7 x 7'5 (2.31m x 2.26m)

UPVC double glazed window to rear aspect, radiator.

Bathroom:

A three piece refitted white suite consisting of raised bath with independent shower over and bi-folding glass screen, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, ceiling inset down lighting, tiled flooring, two UPVC double glazed windows to front aspect.

Exterior

Front Garden:

Open plan and laid partly to lawn and partly to hard standing for driveway parking with shrub and flowerbed boarder.

Rear Garden:

Fully enclosed and offering a good degree of privacy, laid initially to paving with lawn area and decked area to rear plus courtesy door to garage.

Garage/Parking:

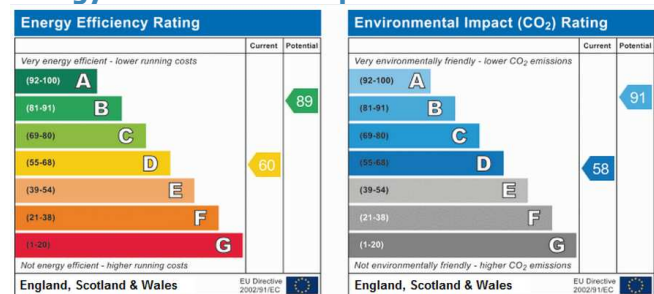
There is a single garage with power & light plus driveway parking to the front/side of the property for several vehicles.

Property Info

Council Tax Band:

C (approximately £1281.61 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.