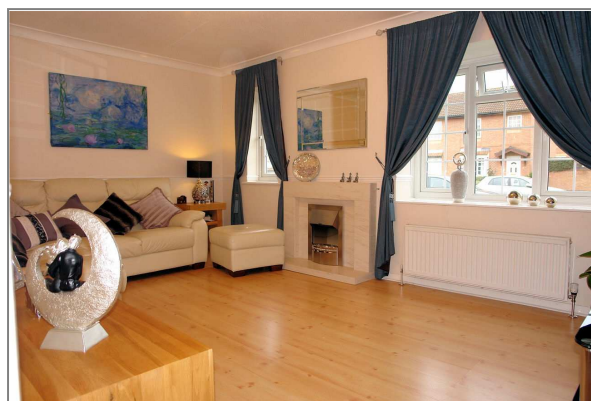


AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards estate agents are pleased to offer this very well presented three bedroom family home situated on the Southside of Aylesbury. Accommodation consists of entrance hall, lounge, kitchen/diner, recently constructed conservatory, three bedrooms and refitted bathroom as well as garage, front & rear gardens, UPVC double glazing and gas central heating. We highly recommend and internal viewing to truly appreciate this property.

£260,000 Freehold

Anton Way, Aylesbury, Buckinghamshire. HP21 9TE

Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, UPVC double glazed window, stairs rising to first floor, wood effect laminate flooring, doors to kitchen/diner and lounge.

Lounge:

16' x 10'7 (4.88m x 3.23m)

Two UPVC double glazed windows, radiator, wood effect laminate flooring, telephone and television points.

Kitchen:

16' x 10'7 (4.88m x 3.23m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, space and plumbing for washing machine and dish washer, space for fridge/freezer, access to under stair storage cupboard, wood effect laminate flooring, wall mounted central heating boiler, UPVC double glazed window, radiator, UPVC double glazed French doors to conservatory.

Conservatory:

9'7 x 8'3 (2.92m x 2.51m)

Brick base construction with UPVC double glazed windows to triple aspect, porcelain tiled floor, built-in window and roof blinds, UPVC double glazed French doors to rear garden.

First Floor

Landing:

Stairs rising from ground floor, radiator, access to loft via ceiling inset hatch, doors to all first floor accommodation.

Bedroom 1:

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



UPVC double glazed window, radiator, built-in wardrobe providing a range of hanging and shelved storage space, wood effect laminate flooring.

Bedroom 2:

10'9 x 9' (3.28m x 2.74m)

UPVC double glazed window, radiator, built-in wardrobe providing a range of hanging and shelved storage space, wood effect laminate flooring.

Bedroom 3:

7'10 x 6'10 (2.39m x 2.08m)

UPVC double glazed window, radiator, wood effect laminate flooring.

Bathroom:

A three piece white suite consisting of bath with mixer tap and shower attachment plus independent shower over with glass screen, low-level w/c and ceramic bowl wash hand basin with mixer tap and storage under, tiling to water sensitive areas, granite tiled flooring, ceiling inset down lighting, UPVC double glazed window.

Exterior

Front Garden:

An open plan lawn area with paved pathway leading to front door and gated access to rear garden.

Rear Garden:

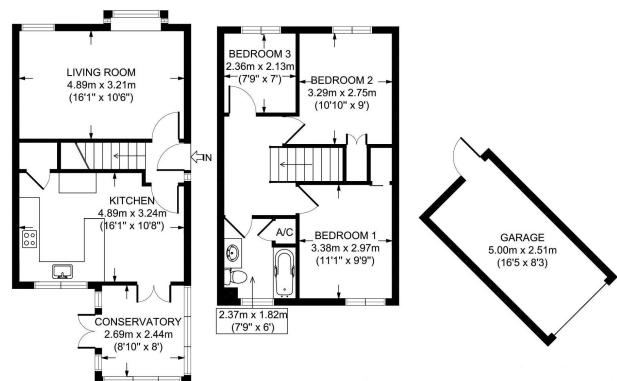
Southerly facing and offering a high degree of privacy, laid mainly to lawn with pathway leading to courtesy door at the rear of the garage.

Garage:

There is a single garage located to the rear of the property with access from the rear garden.

Property Info

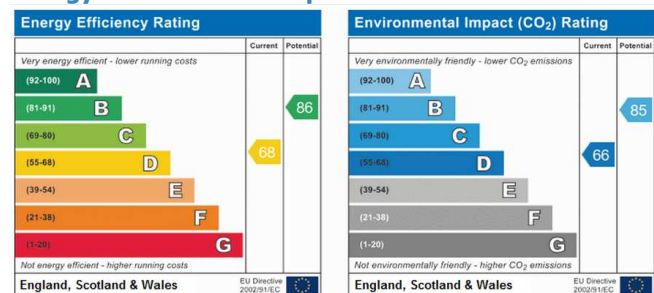
Floor Plan:



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.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.