

hillyards.



OPEN DAY - SATURDAY 11th JULY 2015 - 10:00am-12:00pm

Register your interest in this spacious end terrace family home that is in need of modernisation. The property is situated on the Southside of Aylesbury's town centre and within an excellent school catchment area. The property offers accommodation consists of entrance hall, guest cloakroom, lounge/diner, kitchen/breakfast room, three double bedrooms and family bathroom along with front & rear gardens. An internal viewing of this property comes highly recommended.

Offers in excess of £199,950

Lister Green, Aylesbury, Buckinghamshire. HP21 9PZ

Ground Floor

Entrance Hall:

Enter via front door, radiator, stairs rising to first floor, built-in storage cupboard, doors to lounge/diner, kitchen and cloakroom.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, wall mounted central heating boiler, UPVC double glazed window to front aspect.

Lounge/Diner:

21'1 x 12'3 (6.43m x 3.73m)

UPVC double glazed window to front aspect, window to rear aspect, two radiators, electric fire with mantle, surround and hearth, telephone and television points, door to kitchen.

Kitchen:

10'3 x 8'2 (3.12m x 2.49m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, sink and drainer unit, space for cooker, space and plumbing for washing machine, radiator, window to rear aspect, door to rear lobby.

Rear Lobby:

UPVC double glazed window to side aspect, space for upright fridge/freezer, door to lockable storage shed, door to rear garden.

First Floor

Landing:

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

Bedroom 1:

13'2 x 9'7 (4.01m x 2.92m)

Window to rear aspect, radiator, a range of built-in bedroom furniture consisting of wardrobes and over bed units plus additional built-in wardrobe providing a range of hanging and shelved storage space.

Bedroom 2:

10'3 x 9'2 (3.12m x 2.79m)

Window to rear aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space.

Bedroom 3:

11'7 x 7'7 (3.53m x 2.31m)

UPVC double glazed window to front aspect, radiator.

Bathroom:

A three piece white suite consisting of panel bath with independent shower over, hidden cistern w/c and hand wash basin, tiling to water sensitive areas, radiator, UPVC double glazed window to front aspect.

Exterior

Front Garden:

Enclosed by brick wall and fence, laid to lawn with pathway to front door.

Rear Garden:

Offering a sunny South/Westerly facing aspect, laid to paving with gated rear access.

Parking:

There is a communal parking area to the side of the property.

Property Info

Directions:



Council Tax Band:

C (approximately £1183.03 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.