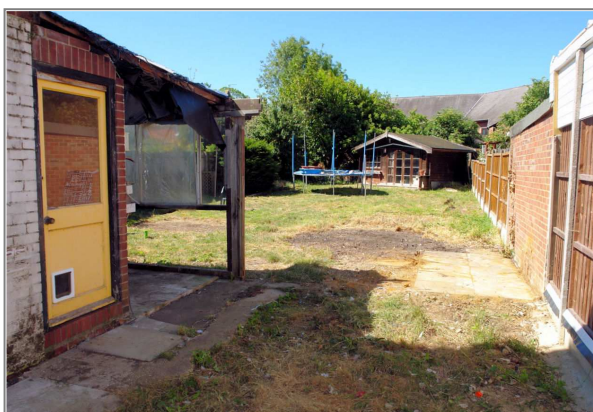


AWAITING
VENDORS
APPROVAL

hillyards.

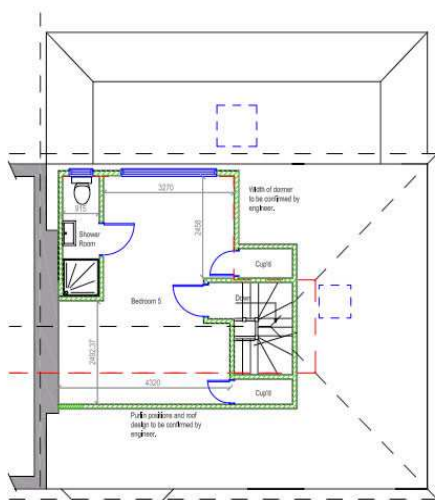
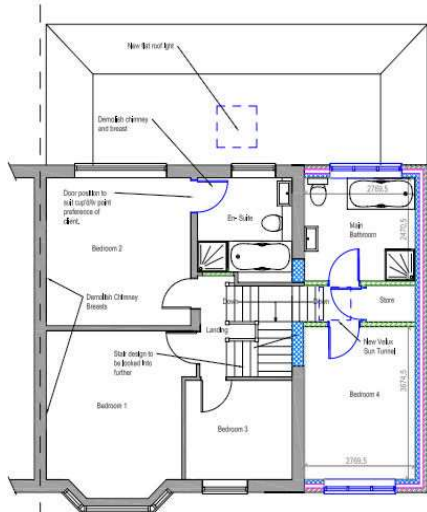
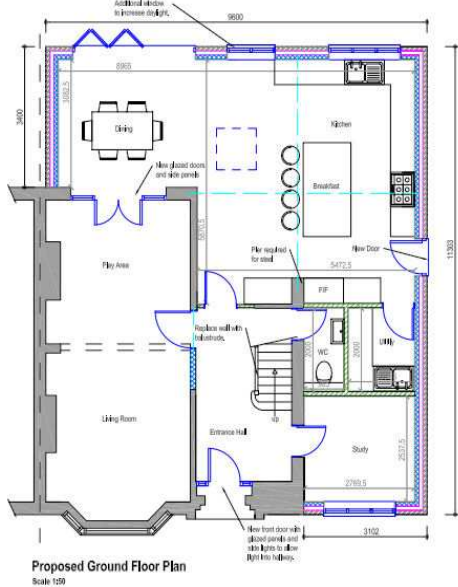


Hillyards are pleased to offer this 3 bedroom 1930's semi detached family home that has planning consent to extend to the side, rear and into the loft turning it into a 5 bedroom property. It is situated on the outskirts of Aylesbury's town centre in a non-estate location. The property is offered to the market with no upper chain and currently has accommodation consisting of entrance hall, lounge/diner, kitchen, three bedrooms, and family bathroom as well as a good size rear garden and driveway parking.

£320,000 Freehold

Manor Drive, Aylesbury, Buckinghamshire. HP20 1EW

Plans

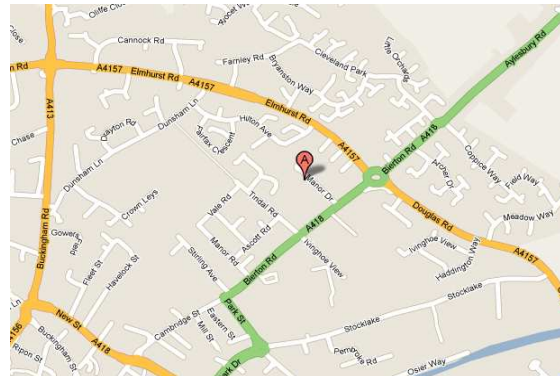


Current Accommodation

- Entrance Hall
- Lounge/Diner 23'10 x 11'11 (7.26m x 3.63m)
- Kitchen 11'9 x 7'9 (3.58m x 2.36m)
- Rear Lobby
- Bedroom 1 13'9 (into bay) x 12'1 (4.19m x 3.68m)
- Bedroom 2 12'0 x 11'8 (3.66m x 3.56m)
- Bedroom 3 8'11 x 7'10 (2.72m x 2.39m)
- Bathroom

Property Info

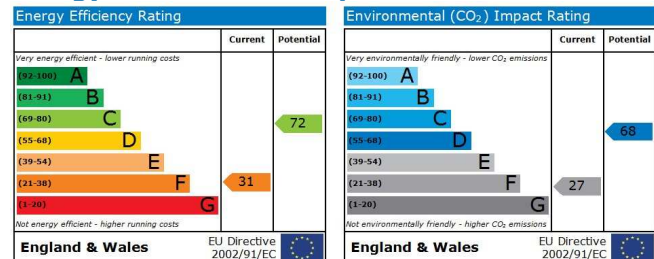
Directions:



Council Tax Band:

D (approximately £1521.05 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.