

AWAITING
VENDORS
APPROVAL

hillyards.



This three bedroom end of terrace family home is located on the south of Aylesbury and is walking distance to Stoke Mandeville hospital. Accommodation comprises of entrance hall, cloakroom, lounge/diner, refitted kitchen, three bedrooms and bathroom. Other benefits include UPVC double glazing, gas central heating and rear & rear gardens. The property currently has a tenants paying £850.00 per month and are keen to stay if sold to an investment buyer.

£209,950 Freehold

Bedwyn Walk, Aylesbury, Buckinghamshire. HP21 8EQ

Ground Floor

Entrance Hall:

Enter via storm porch covered UPVC double glazed front door, two built in storage cupboards, stairs to first floor, doors to cloakroom.

Guest Cloakroom:

UPVC double glazed window to front aspect, low level W/C, hand basin, radiator, UPVC double glazed window to front aspect.

Lounge/Diner:

21'8 x 10'5 (6.60m x 3.18m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors leading to rear garden, feature fire place, two radiators, coving to ceiling, television and telephone points.

Kitchen:

13'5 x 7'6 (4.09m x 2.29m)

A range of base and eye level units with roll top work surfaces, single bowl sink and drainer unit with mixer tap, built in oven and gas hob with extractor fan over, space for fridge, freezer and washing machine, ceramic tiling to splash sensitive areas, radiator, laminate wooden flooring, UPVC double glazing double glazed window to rear aspect, UPVC double glazed door leading to rear garden.

First Floor

Landing:

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

Bedroom 1:

11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed window to front aspect, built in wardrobes, storage cupboard, radiator.

Bedroom 2:

11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed window to rear aspect, radiator.

Bedroom 3:

9'8 x 7'9 (2.95m x 2.36m)

UPVC double glazed window to rear aspect, radiator.

Bathroom:

A three piece white suite consisting of corner bath, hand basin and low level W/C, ceramic tiling to splash sensitive areas, radiator, UPVC double glazed window to front aspect

Exterior

Front Garden:

Enclosed by low-level fence with gated access.

Rear Garden:

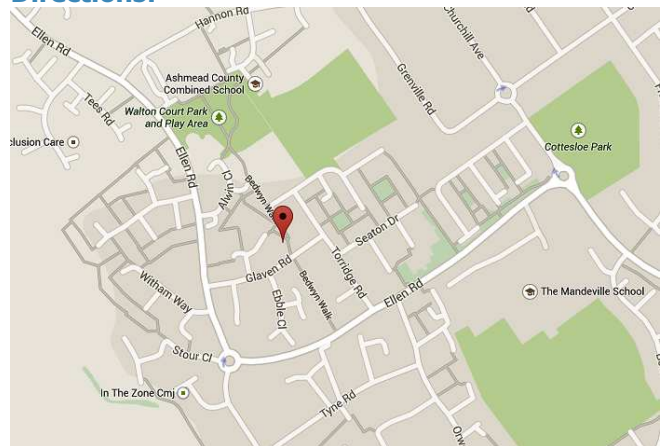
Laid mainly to lawn, decking area, brick built out building, enclosed by brick wall.

Parking:

On street parking.

Property Info

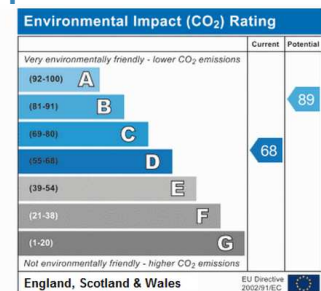
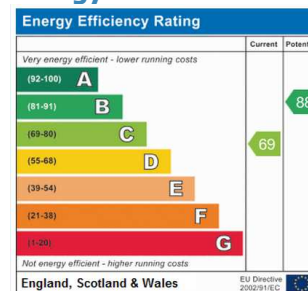
Directions:



Council Tax Band:

B (approximately £1183.03 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.