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APPROVAL

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Hillyards Estate Agents are pleased to bring to the market this spacious extended semi detached house situated on the Southside of Aylesbury. The property would make an ideal family home and offers accommodation consisting of entrance porch, lounge, dining room, study, refitted kitchen, guest cloakroom, three double bedrooms with en-suite to the master and family bathroom. Other benefits include good size gardens, garage and driveway parking, UPVC double glazing and gas central heating. A viewing comes highly recommended.

£260,000 Freehold

Fremantle Road, Aylesbury, Buckinghamshire. HP21 8EH

Ground Floor

Entrance Porch:

Enter via UPVC double glazed front door, UPVC double glazed window to front aspect, tiled flooring, UPVC double glazed door to lounge.

Lounge:

17'4 x 11'9 (5.28m x 3.58m)

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, gas fire, telephone and television points, stairs rising to first floor, doors to study and kitchen.

Study:

9'5 x 9'2 (2.87m x 2.79m)

UPVC double glazed window to front aspect, radiator, telephone point.

Kitchen:

14'5 x 10'10 (4.39m x 3.30m)

A range of refitted wall and base level units with solid wood work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, integrated double electric oven and four ring gas hob with cooker hood over, built-in fridge/freezer and dish washer, space and plumbing for washing machine, wood effect laminate flooring, built-in storage cupboard, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden, door to inner hallway.

Inner Hallway:

Wood effect laminate flooring, doors to dining room and cloakroom.

Dining Room:

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, wood effect laminate flooring, UPVC double glazed window to side aspect.

First Floor

Landing:

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

Bedroom 1:

13'11 x 11'10 (4.24m x 3.61m)

UPVC double glazed window to front aspect, radiator, door to en-suite.

En-suite:

A two piece white suite consisting of shower cubicle and wash hand basin with mixer tap, fully tiled walls, UPVC double glazed window to front aspect.

Bedroom 2:

18'1 x 9'6 (5.51m x 2.90m)

UPVC double glazed window to front aspect, radiator, two built-in double wardrobes providing a range of hanging and shelved storage space.

Bedroom 3:

10'11 x 10'8 (3.33m x 3.25m)

UPVC double glazed window to rear aspect, radiator.

Bathroom:

A three piece white suite consisting of panel bath, low-level w/c and pedestal wash hand basin, fully tiled walls, radiator, UPVC double glazed window to rear aspect.

Exterior

Front Garden:

Partly laid to lawn and partly laid to hard standing for driveway parking.

Rear Garden:

Approx 65ft (max) x 30ft (max)

Offering a good degree of privacy, laid mainly to lawn and fully enclosed by fencing with gated access to driveway and garage.

Garage/Parking:

There is driveway parking to the front of the property as well as to the rear leading to single garage.

Property Info

Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

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.