

hillyards.



Hillyards are pleased to offer this three bedroom semi detached family home that is situated at the end of a cul-de-sac on the south side of Aylesbury. The property has potential to extend to the side (stpp) and currently offers accommodation consisting of entrance hall, lounge/diner, kitchen, utility room (converted from garage) three bedrooms and refitted bathroom. The property also boasts enclosed rear garden, garage (part converted), driveway parking, UPVC double glazing and gas central heating.

£312,500 Freehold

Avon Place, Aylesbury, Buckinghamshire. HP21 9LR

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Accommodation

Entrance Hall

Lounge/Diner 19'1 x 13'1 (5.82m x 3.99m)

Kitchen 11'5 x 7'7 (3.48m x 2.31m)

Utility Room 8'1 x 7'3 (2.46m x 2.21m)

Bedroom 11'0 x 10'1 (3.35m x 3.07m)

Bedroom 10'1 x 10'0 (3.07m x 3.05m)

Bedroom 7'11 x 8'8 (2.41m x 2.64m)

Bathroom

Gardens

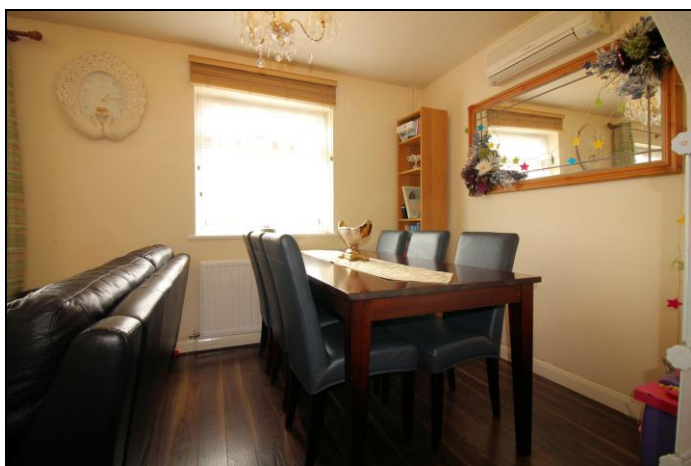
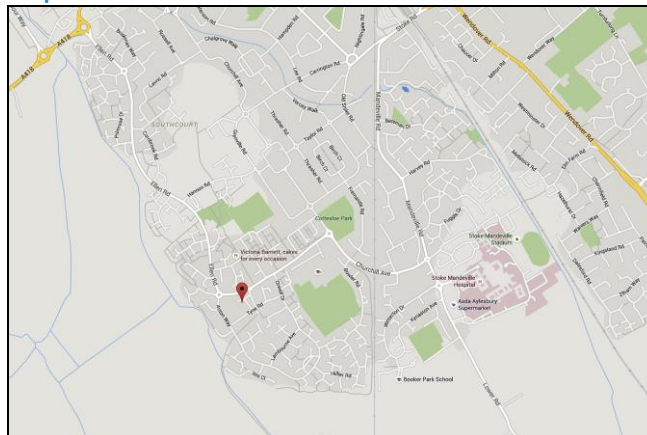
There is an enclosed rear garden to the rear of the property offering a high degree of privacy plus an area to the side ideal for extension (stpp).

Garage & Driveway Parking

There is an integrated garage that has been partly converted for utility plus driveway parking providing off street parking for several vehicles.

Property Information

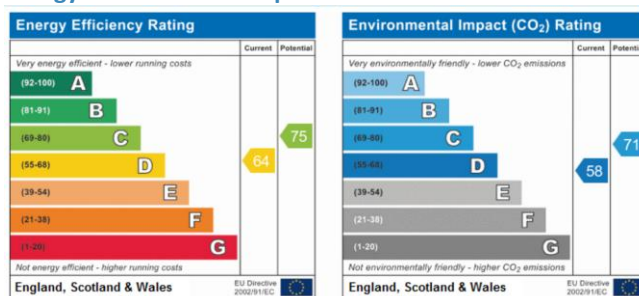
Map



Council Tax Band

C (approximately £1352.00 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.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.