

hillyards.



Hillyards are pleased to offer this three bedroom semi detached family home situated just a short walk from Aylesbury town centre and main line station. The property accommodation consists of entrance porch, hallway, lounge, dining room, kitchen, inner hall, cloakroom, three bedrooms and shower room. Other benefits include enclosed rear garden and garage to the rear. A viewing comes highly recommended.

£299,950 Freehold

Bicester Road, Aylesbury, Buckinghamshire. HP19 9BA

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Accommodation

Entrance Porch

Hallway

Lounge 10'7 x 10'0 (3.23m x 3.05m)

Dining Room 10'3 x 10'3 (3.12m x 3.12m)

Kitchen 12'3 x 9'1 (3.73m x 2.77m)

Inner Hallway

Cloakroom

Bedroom 12'8 x 9'1 (3.86m x 2.77m)

Bedroom 9'8 x 8'10 (2.95m x 2.69m)

Bedroom 7'5 x 6'10 (2.26m x 2.08m)

Shower Room

Gardens

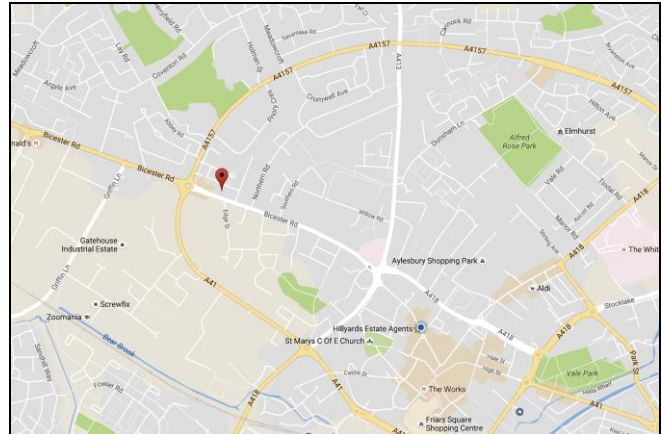
There is a rear garden offering a high degree of initially laid to paving leading to lawn area with access plus access to the garage plus gated side access.

Garage

There is single garage located to the rear of the property.

Property Information

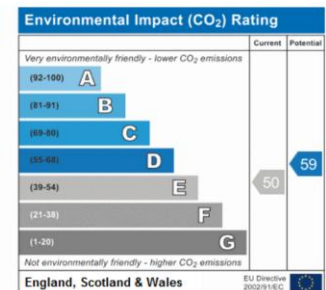
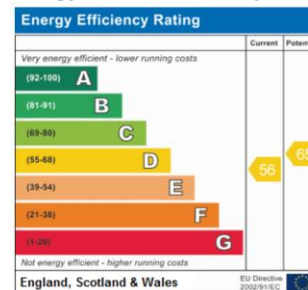
Map



Council Tax Band

D (approximately £1521.00 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.

Floor Plan: Not to scale, for illustrative purposes only.