

Awaiting  
Vendor  
Approval

hillyards.



Hillyards Estate Agents are pleased to offer this extended three bedroom 1930's terraced house that has undergone full refurbishment throughout. Improvements included high-spec kitchen, refitted bathroom, upgraded electrics and heating system. Accommodation consists of entrance hall, lounge, study, dining room, kitchen, three bedrooms & upstairs bathroom as well as front and rear gardens and garage to the rear. A viewing is highly recommended.

**£299,950 Freehold**

Albert Street, Aylesbury, Buckinghamshire. HP20 1LX

## Photos



## Accommodation

### Entrance Hall

### Lounge

11'8 x 11'6 (into bay) (3.55m x 3.20m)

### Study

7'9 x 6'11 (2.36m x 2.10m)

### Dining Room

10'6 x 7'9 (3.20m x 2.36m)

### Kitchen

14'6 x 7'8 (4.41m x 2.33m)

### Bedroom 1

12'11 (into bay) x 10'5 (3.63m x 3.17m)

### Bedroom 2

10'5 x 9'9 (3.17m x 2.97m)

### Bedroom 3

8'10 x 7'3 (2.69m x 2.20m)

### Bathroom

## Exterior

### Garden

There is a fully enclosed rear garden offering a good degree of privacy, laid mainly to paving for low maintenance plus courtesy door to garage and gated rear access.

### Garage

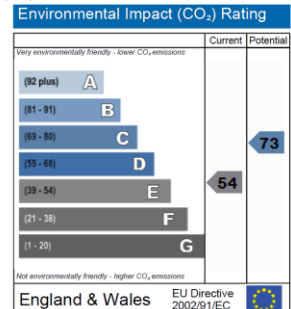
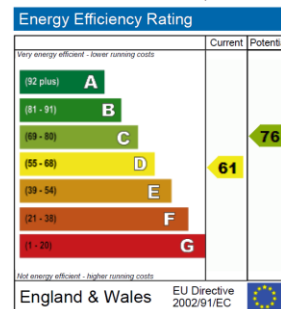
There is a single garage located to the rear of the property accessed via a well kept service road.

## Property Info

### 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.

**Floor plan For Illustrative Purposes Only:** Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.