

# hillyards.



Hillyards are pleased to bring to the market this family home located on the Meadowcroft area of Aylesbury. The property is situated overlooking playing fields to the rear and offers accommodation consisting of entrance porch, hallway, 20ft lounge/diner, kitchen, three bedrooms and refitted bathroom. Other benefits include large rear garden, driveway parking and UPVC double glazing. An internal viewing comes highly recommended.

**£245,000 Freehold**

Coventon Road, Aylesbury, Buckinghamshire. HP19 9NB

## Floor Plan



## Photos



## Accommodation

### Hallway

### Lounge/Diner

20'6 x 11'2 (6.25m x 3.40m)

### Kitchen:

16'4 x 10'11 (max) (4.98m x 3.33m)

### Bedroom 1:

12'3 x 11'3 (3.73m x 3.43m)

### Bedroom 2:

13'4 x 9'1 (max) (4.06m x 2.77m)

### Bedroom 3:

8'7 x 9'2 (2.62m x 2.79m)

### Bathroom

### Exterior

### Front & Rear Gardens:

### Driveway Parking

### 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.

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.