

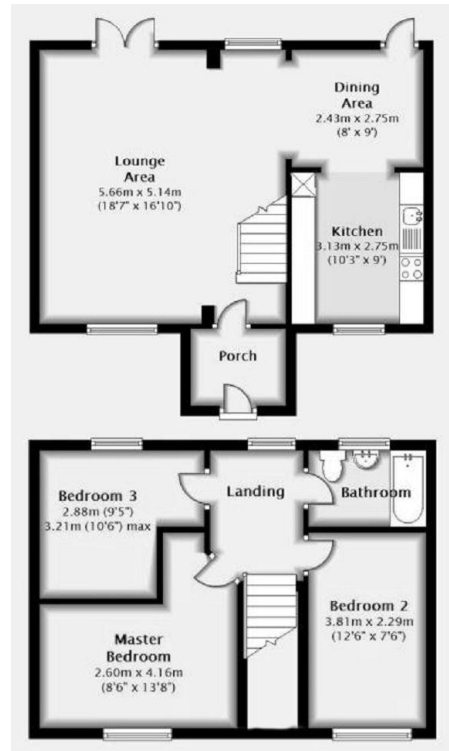
hillyards.



Hillyards are pleased to offer this unique three bedroom house which we believe needs to be viewed to truly appreciate the extent of its internal transformation and outbuilding housing hot tub, sauna and shower room. The property is offered with no upper chain and benefits include three double bedrooms, landscaped rear garden, driveway parking for several vehicles, refitted kitchen & bathroom and contemporary open plan living area.

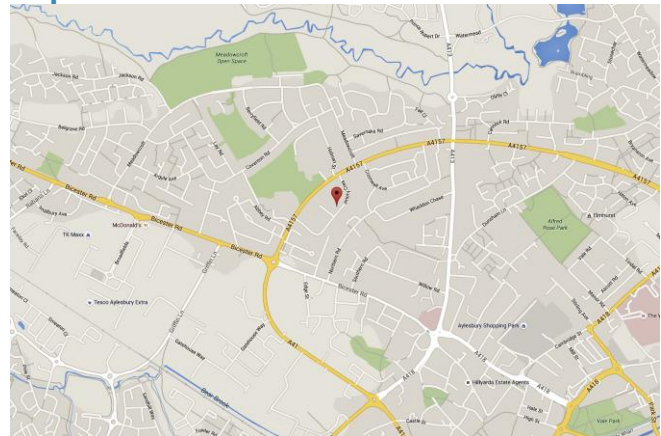
£325,000 Freehold

Priority Crescent, Aylesbury, Buckinghamshire. HP19 9NU



Property Info

Map



Council Tax Band

C (approximately £1352.05 per annum based on 2 adults residing at the property)

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			41
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.