



NO UPPER CHAIN - Hillyards Estate Agents are pleased to offer this immaculate 3 bedroom terrace house situated on the popular Buckingham Park area of Aylesbury. The property is being offered with no onward chain and accommodation consisting of entrance hall, cloakroom, kitchen/diner with integrated appliances, lounge, three bedroom with en-suite to master and bathroom. Other benefits include two allocated parking spaces and enclosed rear garden.

£290,000

48 Pluto Way, Aylesbury, Buckinghamshire HP19 9BH

**Lounge**

15'8 x 10'10

**Kitchen/Diner**

16'2 x 7'11

**Bedroom**

15'8 x 10'2

**Bedroom**

11'10 x 8'0

**Bedroom**

7'9 x 7'6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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**hillyards.**