

AWAITING
VENDORS
APPROVAL

hillyards.



This four bedroom end of terrace town house is located on the popular Watermead development and is being sold with no upper chain. Accommodation consists of entrance hall, guest cloakroom, dining room & kitchen breakfast room on the ground floor, sitting room & master bedroom with en-suite to the first floor, and second floor benefits from three further bedrooms & family bathroom. The property has front & rear gardens, garage and secure driveway parking. A viewing comes highly recommended.

£325,000 Freehold

Pipit Walk, Aylesbury, Buckinghamshire. HP19 0GG

Ground Floor

Entrance Hall:

Enter via wood/glazed front door, radiator, built-in storage cupboard providing hanging and shelved storage space, wood effect laminate flooring, stairs rising to first floor with under stair storage cupboard, doors to dining room, kitchen/breakfast room and cloakroom.

Guest Cloakroom:

A two piece white suite consisting low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, tiled flooring, radiator.

Dining Room:

10'8 x 9'9 (3.25m x 2.97m)

Double glazed windows to front & side aspect, radiator, wood effect laminate flooring.

Kitchen/Breakfast Room:

16'4 x 9'6 (4.98m x 2.90m)

A range of wall and base level units with roll solid wood work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated double electric oven and four ring gas hob with cooker hood over, built-in microwave and dishwasher, space for fridge/freezer, ceiling inset down lighting, wood effect laminate flooring, radiator, door to utility room.

Utility Room:

5'0 x 4'0 (1.52m x 1.22m)

A range of wall and base level units with solid wood surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, space and plumbing for washing machine, wood effect laminate flooring.

First Floor

Landing:

Stairs rising from ground floor, stairs rising to second floor, doors to lounge and master bedroom.

Lounge:

16'2 x 12'6 (4.93m x 3.81m)

Double glazed windows to front aspect, double glazed bay window to side aspect with window seat, two radiators, solid wood flooring, telephone and television points.

Bedroom 1:

10'0 x 9'6 (3.05m x 2.90m)

Double glazed windows to rear aspect, radiator, two built-in wardrobes providing a range of hanging and shelved storage space, solid wood floor, door to en-suite.

En-suite:

A three piece refitted white suite consisting of corner mounted shower cubicle, hidden cistern w/c and wash hand basin with mixer tap and storage under, tiling to water sensitive areas, shaver point, heated towel rail, ceiling inset down lighting, tiled flooring, extractor fan, double glazed window to rear aspect.

Second Floor

Landing:

Stairs rising from first floor, airing cupboard, access to loft via ceiling inset hatch, doors to all second floor accommodation.

Bedroom 2:

12'5 x 9'6 (3.78m x 2.90m)

Two double glazed windows to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space.

Bedroom 3:

9'9 x 9'6 (2.97m x 2.90m)

Two double glazed windows to rear aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space.



Bedroom 4:

8'11 x 6'6 (2.72m x 1.98m)

Double glazed window to front aspect, radiator.

Bathroom:

A three piece white suite consisting of bath with mixer tap and shower attachment, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, heated towel rail, double glazed window to rear aspect.

Exterior

Front Garden:

Open plan and laid mainly to lawn with pathway leading to front door.

Rear Garden:

Offering an open and sunny aspect and laid mainly to lawn with initial patio area, fully enclosed by brick wall and fencing with gated rear and side aspect.

Garage:

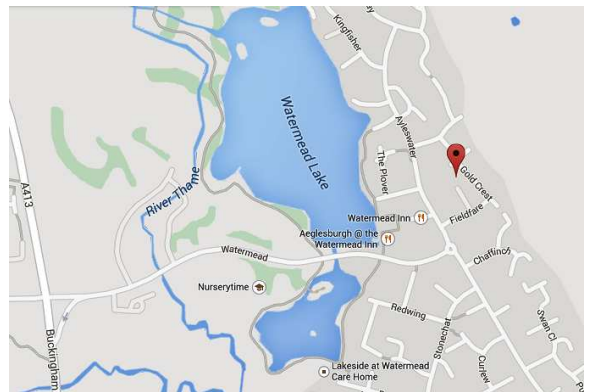
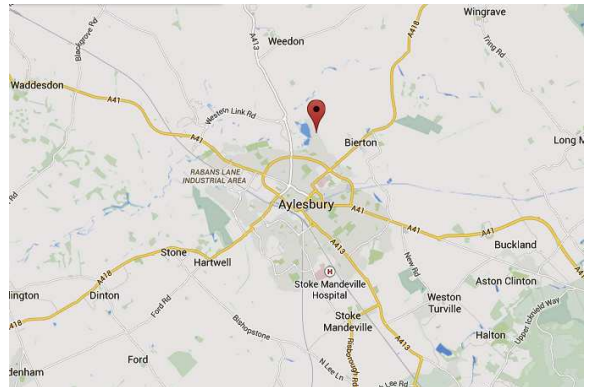
There is a single garage situated in a block with parking in front for one vehicle.

Parking:

There is secure gated parking for one vehicle located to the rear of the property.

Property Info

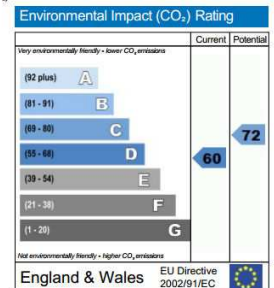
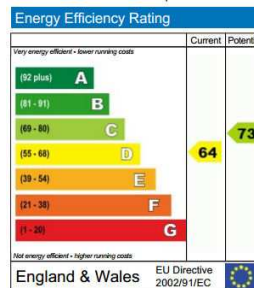
Directions:



Council Tax Band:

E (approximately £1820.65 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.

Maintenance/Service Charges:

Approximately £80.00 per month which covers general maintenance of the gated cap park, front gardens and repainting the exterior of the property.

