



**Michael**  
**ANTHONY**

The Old Barley Mow 8 Nelson Terrace

**£375,000** Freehold

**\*\* 360 VIRTUAL TOUR \*\*** Situated in the heart of Aylesbury's Old Town Conservation area,. This former Public House has undergone a sympathetic and full modernisation to offer character accommodation with space and light, lounge with wood burner, brickwork and beams exposed . Refitted kitchen, formal dining room, large functional cellar currently configured as bedroom three/ work from home space. Two double bedrooms and two bathrooms. Outside courtyard garden area. Replacement double glazed low maintenance windows and doors. Permit parking.



# The Old Barley Mow

8 Nelson Terrace  
Aylesbury  
Buckinghamshire  
HP20 2JN

- OLD TOWN CONSERVATION AREA CHARACTER TWO/THREE BEDROOM COTTAGE
- LOUNGE EXPOSED BRICKWORK AND BEAMS
- REFITTED KITCHEN
- DINING ROOM
- CONVERTED CELLAR - BEDROOM THREE/ WORK FROM HOME SPACE
- TWO DOUBLE BEDROOMS
- TWO FULL BATHROOMS THAT HAVE BEEN REFITTED
- FRONT & REAR GARDEN/ COURTYARD
- RESIDENT PERMIT PARKING
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

