





£275,000

A nicely presented two bedroom home that has been well maintained by the current owner and is offered with no upper chain. The property is situated on the popular Hawkslade development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School:

Property Description

ENTRANCE

Storm porch over composite front door to:

ENTRANCE HALL

Laminate wood flooring, telephone point, door to storage cupboard, door to lounge, archway to kitchen.

LOUNGE 12' 8" x 15' 9" (3.86m x 4.80m)

Double glazed window to the rear, double glazed door to the rear garden, electric wireless controlled radiator, spiral stairs rise to the first floor.

KITCHEN 7' 2" x 7' 2" (2.18m x 2.18m)

Double glazed window to the front, range of storage units at base and eye level, rolled edge work surface areas, one and a half bowl single drainer sink unit with mixer tap, complementary tiled surrounds, fitted oven and hob with extractor over, integrated fridge/freezer, space for washing machine, laminate wood flooring.

LANDING

Electric wireless controlled radiator, double glazed window to the side, sliding doors to bedrooms hidden into cavity walls, door to bathroom.

BEDROOM ONE 10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed window to the rear, electric radiator, laminate wood flooring, range of built in wardrobes.

BEDROOM TWO 12' 8" x 7' 2" (3.86m x 2.18m)

Double glazed window to the front, laminate wood flooring, electric radiator, door to airing cupboard.

BATHROOM

Low level wc, panelled bath with electric shower over, pedestal wash hand basin, complementary tiled surrounds, extractor to ceiling.

OUTSIDE

GARAGE

Single garage with up and over door and parking in front. Additional communal parking to the front of the property.

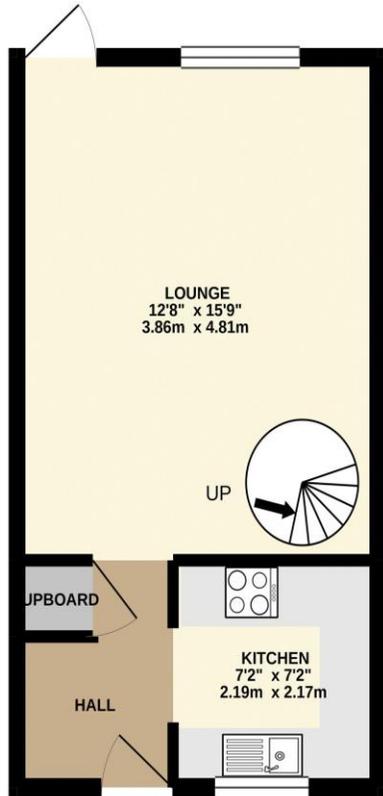
FRONT GARDEN

Laid to shingle for ease of maintenance, door to bin cupboard.

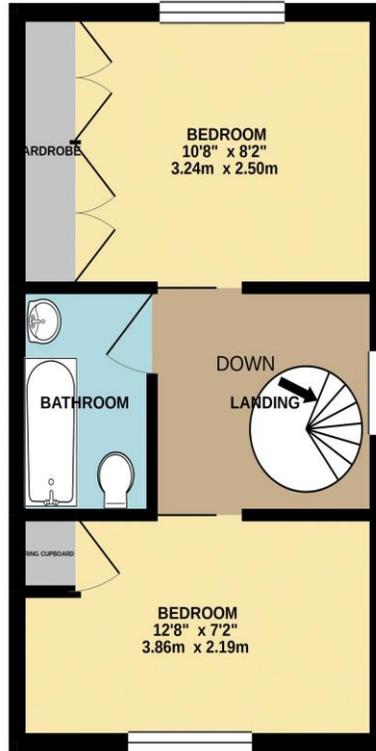
REAR GARDEN

Brick paved patio, laid to lawn, flower and shrub borders, outside tap, enclosed by timber panel fencing with gated side access.

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

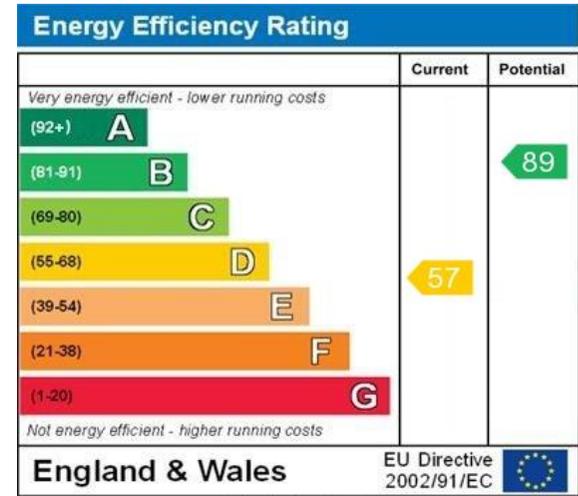


TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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