





£315,000

Offered with no onward chain! A three bedroom semi detached house located on the popular Southside of Aylesbury in a cul de sac. The accommodation comprises; Entrance hall, kitchen, lounge/diner, conservatory, three bedrooms, bathroom, front and rear gardens and driveway parking for several vehicles. Call for further information or to arrange a viewing.

Property Description

ENTRANCE

Front door opens to:

ENTRANCE HALL

Stairs rise to the first floor, radiator, UPVC double glazed window to the side, understairs storage.

LOUNGE 11' 4" x 14' 5" (3.45m x 4.39m)

UPVC double glazed window to the front, radiator, television aerial point.

KITCHEN/DINER 18' 1" x 8' 7" (5.51m x 2.61m)

UPVC double glazed window to the rear, range of storage units at base and eye level, rolled edge work surface areas, fitted electric oven and hob with extractor fan over, space for fridge/freezer, slimline dishwasher and washing machine, single drainer sink unit with mixer tap. Dining area with UPVC double glazed French doors opening to the conservatory, radiator.

CONSERVATORY 7' 3" x 8' 1" (2.21m x 2.46m)

Brick base conservatory, door opens to the rear garden.

LANDING

UPVC double glazed window to the side, doors to all rooms, storage cupboard.

BEDROOM ONE 9' 11" x 10' 5" (3.02m x 3.17m)

UPVC double glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO 9' 11" x 10' 5" (3.02m x 3.17m)

UPVC double glazed window to the rear, built in wardrobe, radiator.

BEDROOM THREE 8' 1" x 7' 8" (2.46m x 2.34m)

UPVC double glazed window to the front, radiator, built in cupboard.

BATHROOM

Two UPVC double glazed windows to the rear, low level wc, bath with shower attachment over, wash hand basin set in vanity unit, chrome heated towel rail.

OUTSIDE

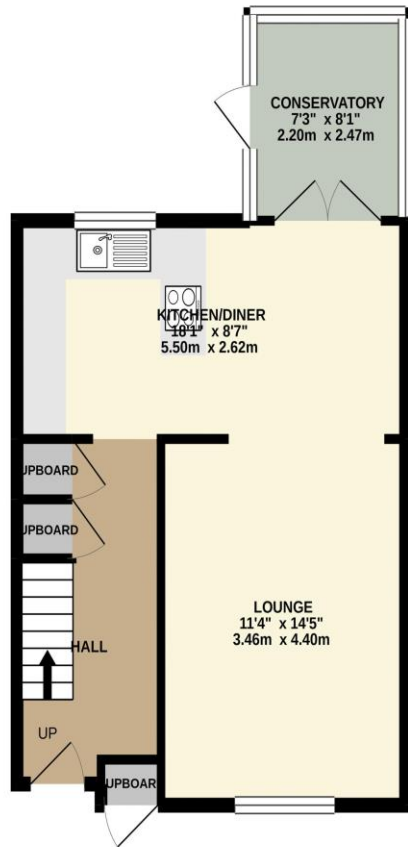
PARKING

Driveway parking for several vehicles, pathway leading to the front door.

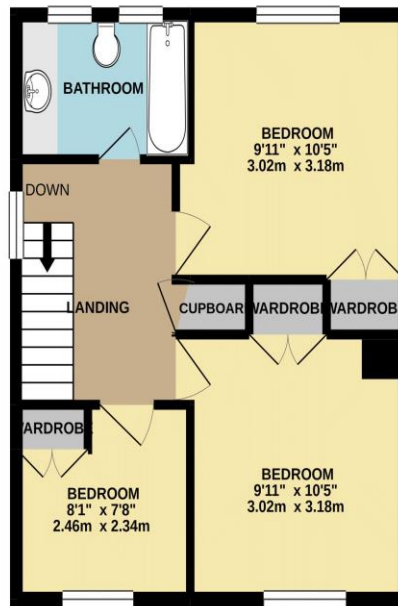
REAR GARDEN

Enclosed by timber fencing, mainly laid to lawn, patio area.

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.




TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.
Made with Metroplan 10/2021

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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