





**£325,000**

A three bedroom bungalow currently configured as a two bedroom- adapted for wheelchair use- NO CHAIN- located on the southside of Aylesbury- close to Stoke Mandeville Hospital, viewing recommended.

# Property Description

## ENTRANCE

Frosted double glazed front door opens to:

## ENTRANCE HALL

Meter cupboard, built in cupboard, access to loft space, doors to:

## LOUNGE 12' 2" x 16' 10" (3.71m x 5.13m)

Double glazed patio doors open to the rear garden, radiator, electric fire, door to kitchen.

## KITCHEN 7' 10" x 13' 10" (2.39m x 4.21m)

Double glazed windows to the side and rear aspects, range of storage units at base and eye level, rolled edge work surface areas, fitted hob, one and a half bowl single drainer sink unit with mixer tap, wall mounted gas boiler, door to lean-to:

## LEAN-TO

UPVC lean-to with door to the rear garden, door to garage, cold water tap.

## BEDROOM ONE 10' 0" x 13' 2" (3.05m x 4.01m)

Double glazed window to the front, radiator.

## BEDROOM TWO 10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to the front, radiator, open to the bathroom.

## BATHROOM

Formerly the third bedroom and now comprising panelled bath, low level wc, wash hand basin, radiator, tiled floor, double glazed window to the side.

## SHOWER ROOM

Frosted double glazed window to the side, shower cubicle, low level wc, pedestal wash hand basin, radiator, tiled floor.

## OUTSIDE

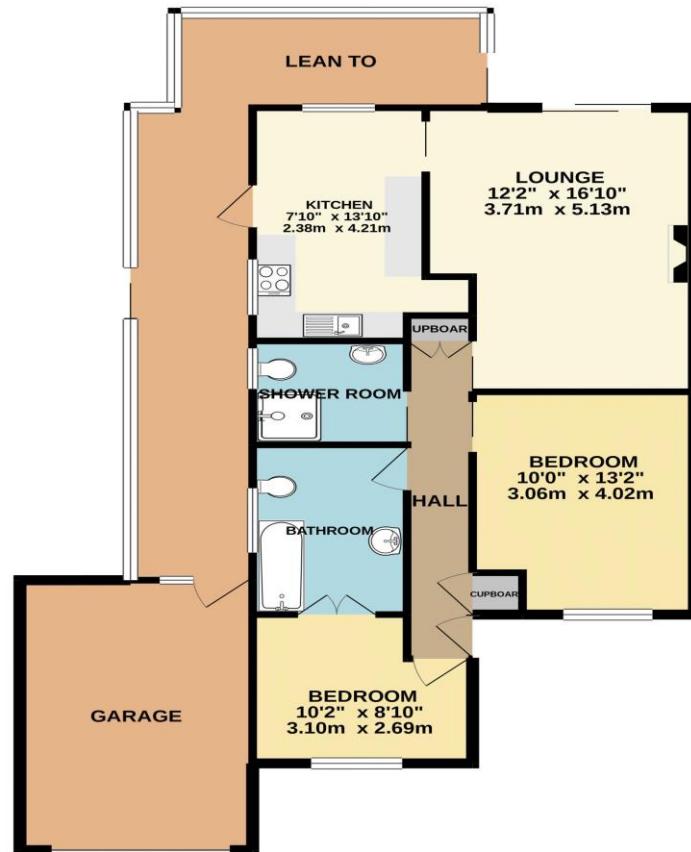
## GARAGE

Block paved driveway providing parking for several vehicles leads to single garage with up and over door, power and lighting, door to lean-to.

## REAR GARDEN

Laid to paving for ease of maintenance, flower and shrub borders, covered canopy.

GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

