

hillyards.

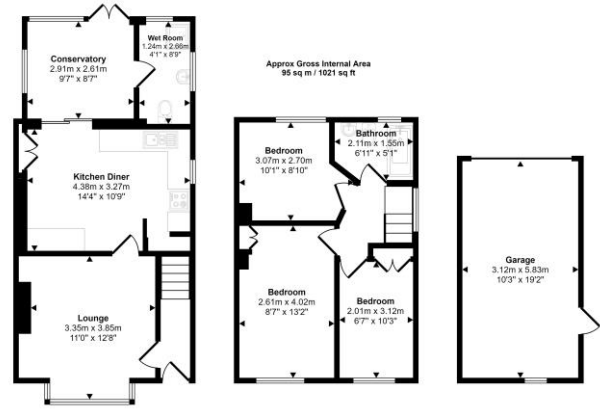


Hillyards Estate Agents bring to the market this end of terrace house that is being offered with no onward chain and is situated within walking distance of Aylesbury town centre & main-line station. Accommodation consists of lounge, kitchen/diner, conservatory, ground floor wet room, three bedrooms and bathroom as well as garage & driveway parking to the rear, good size front & rear gardens, UPVC double glazing and gas central heating. A viewing comes highly recommended to appreciate everything this property has to offer.

£330,000

Stocklake, Aylesbury, Buckinghamshire. HP20 1DA

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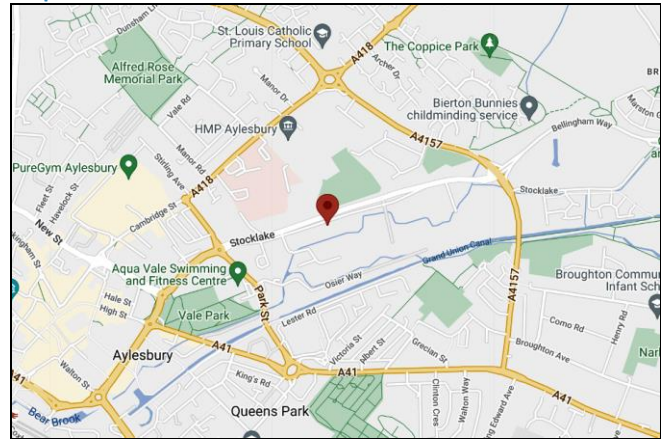
Gardens

There is a good size rear garden laid initially to patio with step down to lawned area. There is access to garage and gated access to driveway parking. There is also an enclosed front garden.

Garage & driveway parking

There is a larger than average garage located at the rear of the garden with power & light. There is also one driveway parking space, both accessed via rear service road.

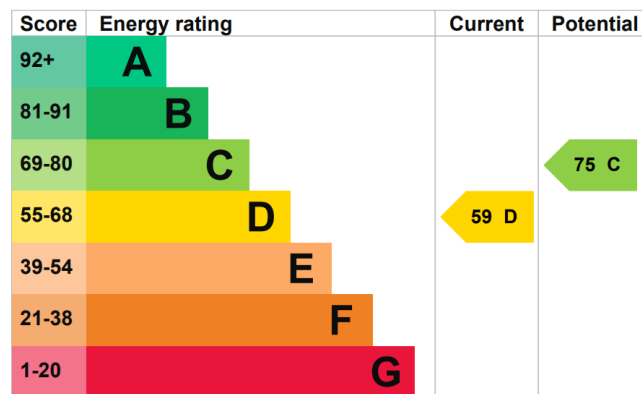
Map



Council Tax Band

C (approximately £1994.73 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.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor plan: Not to scale, for illustrative purposes only.