

hillyards.



Hillyards Estate Agents are pleased to bring to the market this well presented three bedroom semi-detached house that is situated on a quiet cul-de-sac on the popular Fairford Leys area of Aylesbury. This ideal family home is located within easy reach of the village centre and falls into the catchment area for the sought after St Mary's School. Accommodation consists of lounge, kitchen/diner, cloakroom, three bedrooms and bathroom. Other benefits include landscaped rear garden plus garage & driveway parking located alongside the property. We highly recommend and internal viewing to truly appreciate everything this property has to offer.

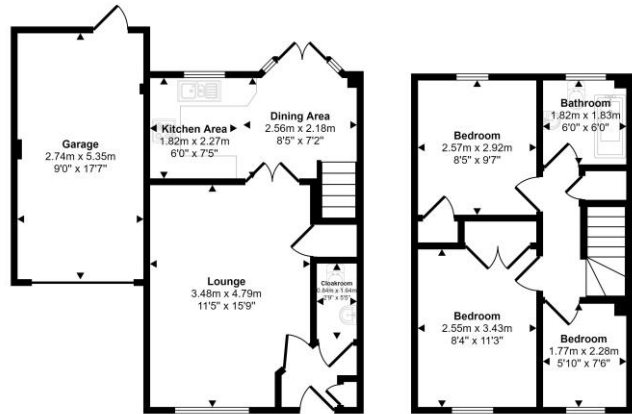
£365,000

Parmiter Close, Aylesbury, Buckinghamshire. HP19 8GS

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Approx Gross Internal Area
80 sq m / 864 sq ft



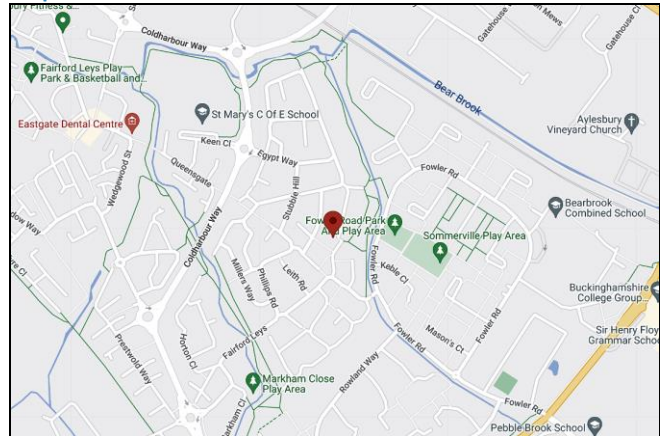
Gardens

There is a fully enclosed landscaped rear garden laid partly to paving & partly to lawn with direct access to garage.

Garage & Driveway Parking

There is a single garage located to the side of the property with power & light plus courtesy door to rear garden. There is also driveway parking in front.

Map



Council Tax Band

D (approximately £2211.93.00 per annum based on 2 adults residing at the property).

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.