

hillyards.

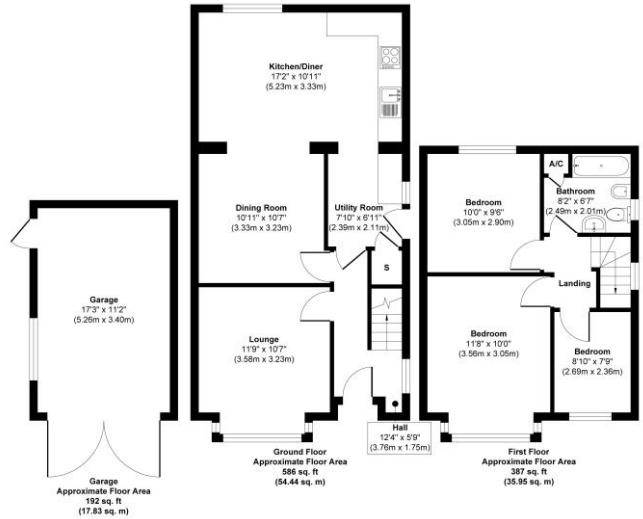


Hillyards Estate Agents bring to the market this extended 1930s semi-detached house that offered with no upper chain. The property is located within walking distance of Aylesbury town centre and requires modernisation throughout. Accommodation consists of lounge, dining room, 17ft kitchen, utility room, three bedrooms and bathroom as well as offering detached garage, driveway parking and corner plot garden.

£320,000

Weedon Road, Aylesbury, Buckinghamshire. HP19 9PD

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Approx. Gross Internal Floor Area 1165 sq. ft / 108.22 sq. m (Including Garage)

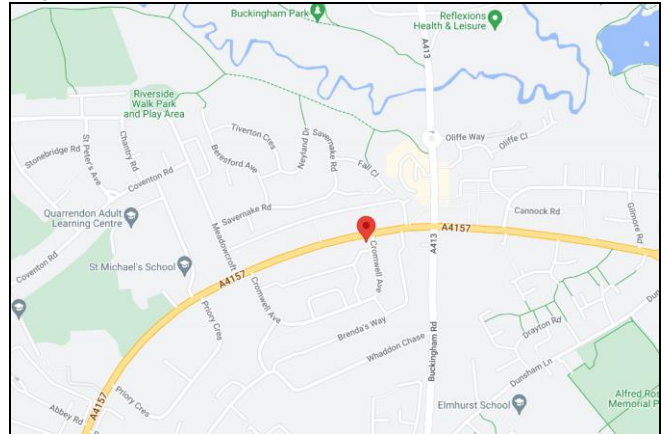
Gardens

The property sits on a corner plot with garden to the front, rear & side. The rear garden is laid to paving for low maintenance.

Garage & Driveway Parking

There is a larger than average garage located to the side of the property with driveway parking in front for one vehicle.

Map



Council Tax Band

D (approximately £2244.06 per annum based on 2 adults residing at the property).

Energy Performance Graph

Awaiting file

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.