

hillyards.



Hillyards Estate Agents bring to the market this three bedroom house that is located on a quiet & secluded walkway close to Aylesbury town centre. Accommodation consists of lounge/diner, kitchen with integrated appliances, cloakroom, three bedrooms with en-suite & bathroom as well as enclosed rear garden with detached workshop, front garden & allocated parking for two vehicles. The property will make an ideal purchase for someone looking to commute as the property is located within walking distance to a main-line station that offers a regular service to Central London in around 1 hour.

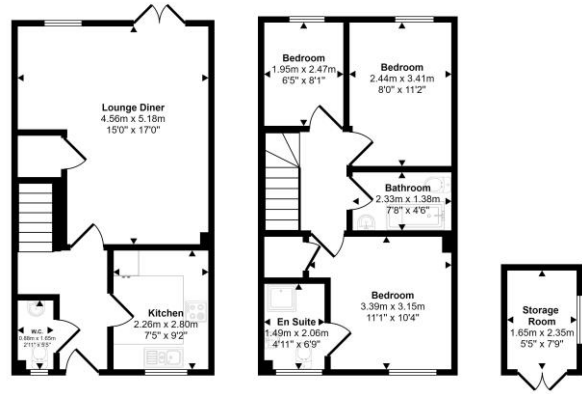
£335,000

Chappell Close, Aylesbury, Buckinghamshire. HP19 9QA

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Approx Gross Internal Area
78 sq m / 845 sq ft



Gardens

There is a southerly facing enclosed rear garden offering a good degree of privacy. Laid partly to paving & partly gravelled for low maintenance plus gated rear access. There is also an open plan front garden.

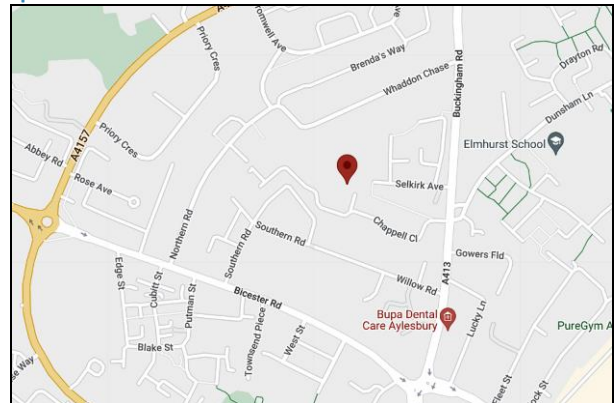
Workshop

There is an insulated workshop located in the rear garden with power, light & double glazed window.

Allocated Parking

There are two allocated parking bays.

Map



Estate Service Charge

£175.00 per year towards the upkeep of the development.

Council Tax Band

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

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A	98 A	100 A
81-91	B		
69-80	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.