

# hillyards.

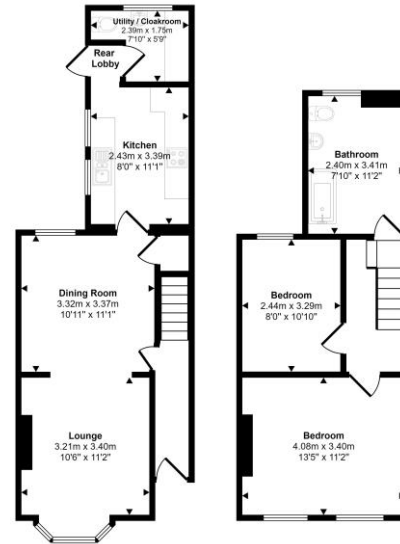


Hillyards Estate Agents bring to the market this beautiful Victorian terrace house that is situated just a short walk from Aylesbury town centre & main-line station and backs on to the Grand Union Canal. Accommodation consists of lounge, dining room, kitchen, utility/cloakroom two bedrooms and first floor bathroom as well as southerly facing rear garden. The property offers a perfect mix of character & original features while still benefiting from modern & practical living space. There is good size loft space that offers the potential to convert (stpp). We highly recommend a viewing to truly appreciate the condition, practicality and location of this amazing Victorian property.

**£320,000**

Albion Street, Aylesbury, Buckinghamshire. HP20 1RD

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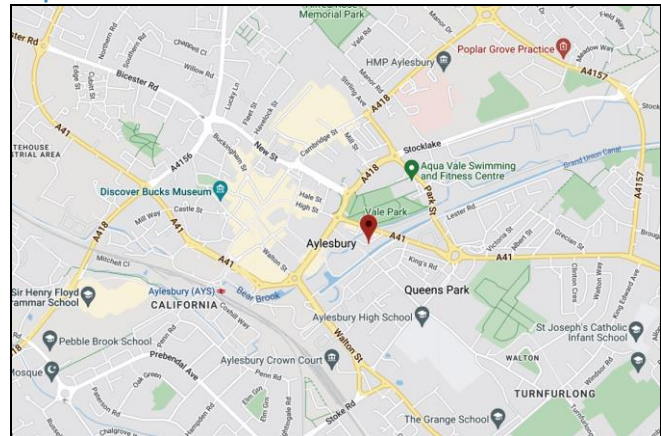
## Rear Garden

There is a southerly facing rear garden that backs on to the Grand Union Canal. Initially laid to decking with lawned area and rear patio area plus gated rear access.

## Parking

On street resident permits parking.

## Map



## Council Tax Band

C (approximately £1994.73 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:** For illustrative purposes only, not to scale.