

# hillyards.



Hillyards Estate Agents bring to the market this three bedroom semi-detached house that is situated on the south side of Aylesbury. The property needs full refurbishment throughout and is being offered with no onward chain. Accommodation currently consists of lounge, dining room, kitchen, utility, w/c, three bedrooms and bathroom. Other benefits include good size rear garden and front garden that could accommodate driveway parking (stpp).

**£235,000**

Verney Walk, Aylesbury, Buckinghamshire. HP21 8ED



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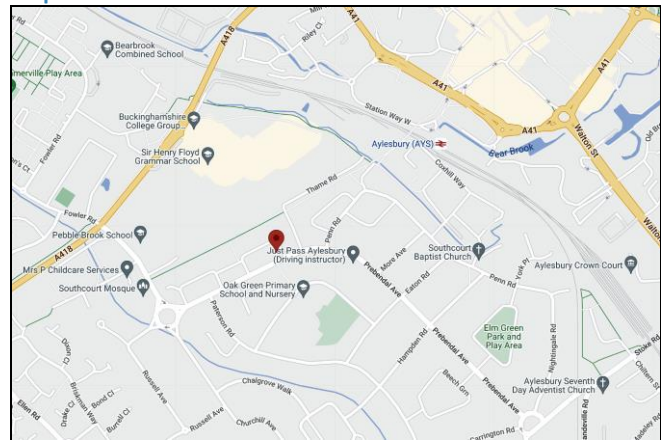
## Gardens

There is a good size rear garden laid mainly to lawn with shared side access plus open plan front garden offering potential for driveway (stpp).

## Parking

Currently only on street parking but with potential to add driveway to front (stpp).

## Map



## Council Tax Band

B (approximately £1745.37 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 £500.00 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.

