

hillyards.



Hillyards Estate Agents are pleased to bring to the market this recently redecorated two bedroom house that is situated on a quiet cul-de-sac on the popular Berryfields development in Aylesbury. The property is located less than half a mile from a main line railway station that offers a regular & reliable service to Central London in around an hour making this an ideal purchase for commuters. Accommodation consists of open plan lounge/kitchen and cloakroom to the ground floor with two bedrooms and bathroom to the first floor. Other benefits include garage with parking in front & enclosed rear garden. An internal viewing comes highly recommended.

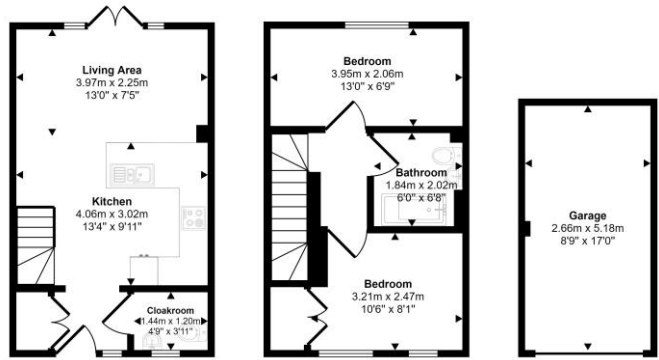
£285,000

Moorcroft Lane, Aylesbury, Buckinghamshire. HP18 0UR

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Approx Gross Internal Area
68 sq m / 732 sq ft



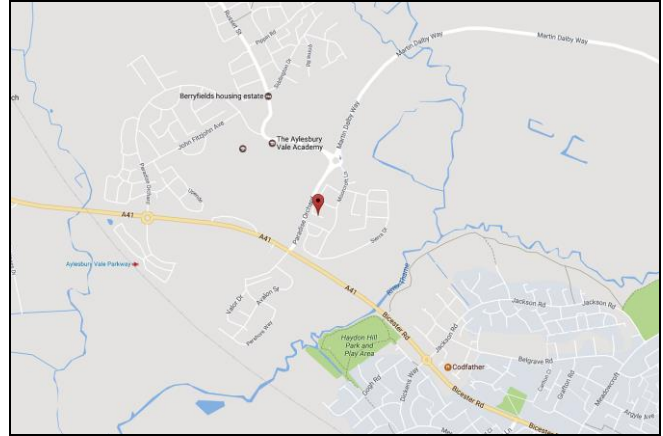
Gardens

There is an enclosed rear garden laid mainly to lawn with pathway leading to gated rear access. There is also a small open plan front garden.

Garage & Parking

There is a single pitched roof garage located to the front of the property with parking in front for one vehicle.

Map



Council Tax Band

C (approximately £1994.73 per annum based on 2 adults residing at the property)

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 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: For illustrative purposes only, not to scale.