

# hillyards.



Scan for further info

- Semi-detached family home
- Immaculate condition throughout
- Potential to extend (stpp)
- Three bedrooms
- Garage & driveway parking
- Enclosed rear garden

**£395,000**

Beresford Avenue, Aylesbury, Buckinghamshire. HP19 9RU



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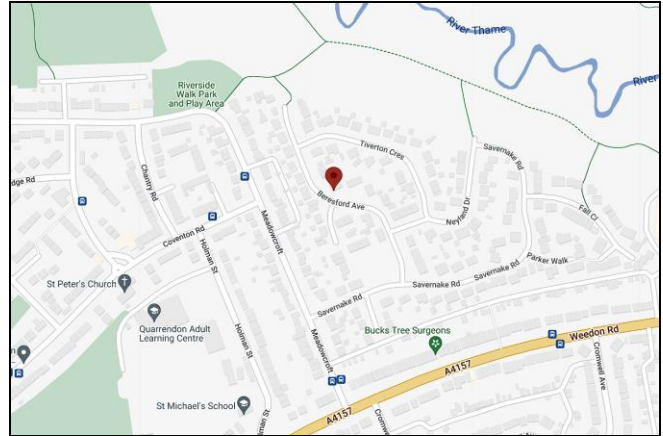
## Garden

There is an enclosed rear garden offering a good degree of privacy laid partly to hard-standing and partly to lawn. There is direct access to the garage and gated side access.

## Garage & Driveway parking

There is a single garage with power & light with driveway parking in front. There is additional driveway to the front of the property and secure driveway down the side.

## Map



## 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             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 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.