



**NO UPPER CHAIN - IDEAL 1ST TIME OR INVESTMENT PURCHASE - CLOSE TO HOSPITAL -** Hillyards bring to the market this very well-presented two bedroom end terrace house that is situated just a short distance to Stoke Mandeville Hospital. This property is being offered with no upper chain making it an ideal purchase for first-time or investment buyers. Accommodation consists of lounge, refitted kitchen, two bedrooms and bathroom as well as allocated parking and front & rear gardens. A viewing comes highly recommended.

£269,950 Freehold

37 Sharp Close, Aylesbury, Buckinghamshire HP21 8RR

## Lounge

15'8 x 11'8

## Kitchen

11'7 x 5'10

## Bedroom

10'11 x 8'2

## Bedroom

10'9 x 5'4



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hillyards.