



WATERMEAD* *PARKING* *REAR GARDEN This well presented 1 bedroom end of terrace house is located just outside Aylesbury town centre on the ever popular Watermead development. Accommodation comprises: entrance hall, spacious lounge/diner, refitted kitchen, large double bedroom, and family bathroom with bath and shower. The property also benefits from a large rear garden with side access, allocated parking, UPVC double glazing and gas central heating. Call us now to arrange a viewing. One week holding deposit required to secure - £253.84

£1,100

2 Avocet Way, Aylesbury, Buckinghamshire HP19 0WR

Lounge / diner

12'8 x 12'3

Kitchen

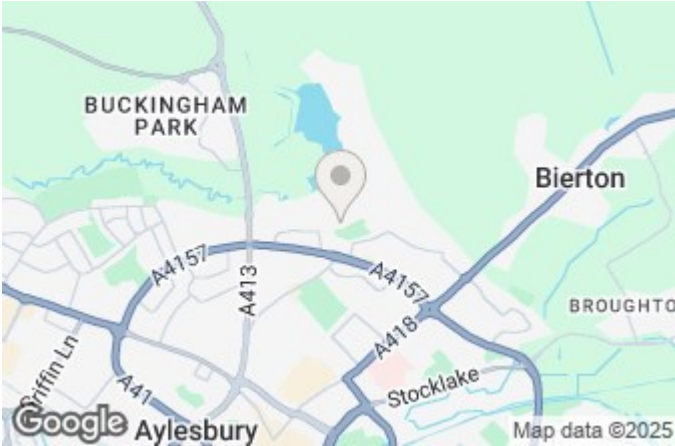
8'6 x 5'10

Bedroom

12'3 x 10'7

Bathroom

9'1 x 6'2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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