



Blenheim Place, Aylesbury, Buckinghamshire, HP21 8AH



Christopher Pallet

Professional advice since 1973

**Blenheim Place,
Aylesbury,
Buckinghamshire,
HP21 8AH**

Guide Price £325,000 Freehold

Situated on the south side of Aylesbury in a quiet cul de sac close to Stoke Mandeville Hospital is this semi detached bungalow sitting on a generous plot in need of modernisation. Offered to the market with No Onward Chain, we highly recommend a viewing of this property at your earliest convenience.

The accommodation on offer comprises: entrance hallway, sitting room, kitchen, three bedrooms, shower room. gardens to the front and rear, detached garage and driveway parking.

Blenheim Place is located within easy reach of Aylesbury town centre, where a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.





A three bedroom semi detached bungalow requiring modernisation

The Accommodation

The front door leads to an entrance hallway with access to the loft space, airing cupboard and doors to all rooms except the kitchen. The sitting room is to the rear with double glazed patio doors opening to the garden, there is a fireplace and a door leading to the kitchen. The dual aspect kitchen has few cupboards with work tops over, larder cupboard, space for appliances, cupboard housing the floor standing gas boiler and a door out to the rear garden. There are three bedrooms consisting of two double rooms and a generous single. There is a three piece shower room with a window to the side.

Outside

The rear garden which is in need of cultivating is predominantly lawn however there are an abundance of mature flowering shrubs and trees. Side access to the garden shed and the single prefab garage. The front garden has a central lawn area with well established flowering plant borders and a path to the front door. Driveway parking to the front of the garage.




Directions

Leave Aylesbury on the B4443 Mandeville Road towards Stoke Mandeville Hospital. Proceed over the roundabout and then first right in to Blenheim Place. Council tax band C.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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Ground Floor

Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)
For illustration purposes only - not to scale



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