



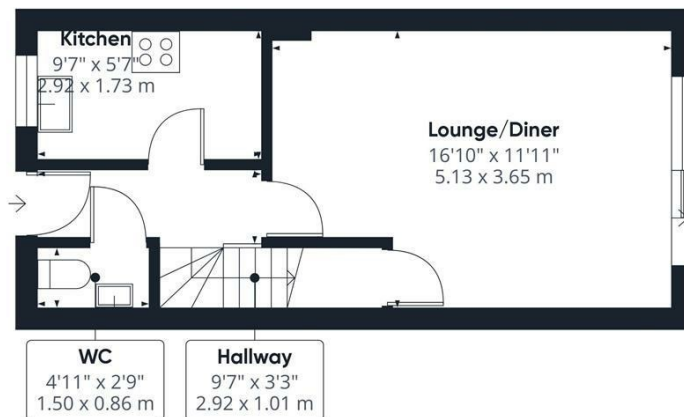
## 17 BITTERN WAY

AYLESBURY, HP19 0WP

£300,000  
FREEHOLD

A two bedroom terraced home situated in a quiet location on the ever popular WATERMEAD development. The property benefits from: Allocated Parking - Two Double Bedrooms With Built in Wardrobes - Private Rear Garden - Downstairs WC - NO UPPER CHAIN.





Ground Floor



Floor 1

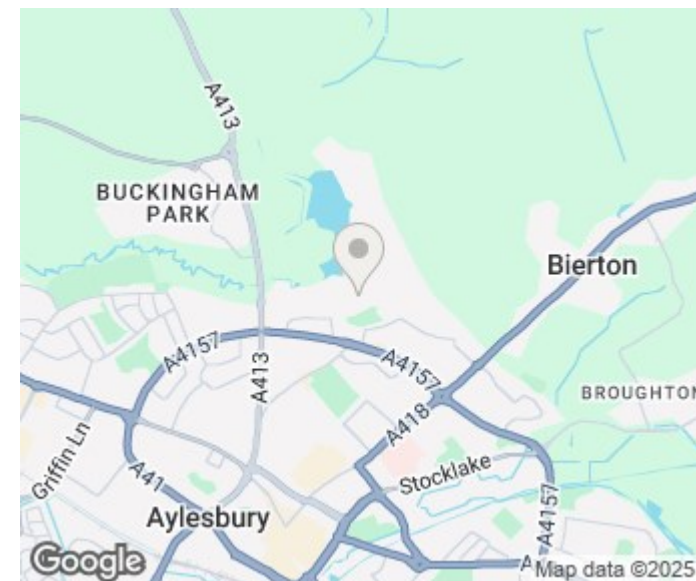
Approximate total area<sup>1)</sup>  
596.63 ft<sup>2</sup>  
55.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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