



## 3 ASCOTT ROAD

AYLESBURY, HP20 1HX

£325,000  
FREEHOLD

A well presented two bedroom semi-detached house offering a garage, driveway, and low maintenance garden. Ideally located in a central area, within walking distance to the town centre, station and local amenities. Perfect for those seeking convenience and modern living in a prime location.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
626.58 ft<sup>2</sup>  
58.21 m<sup>2</sup>

**Reduced headroom**  
15.51 ft<sup>2</sup>  
1.44 m<sup>2</sup>

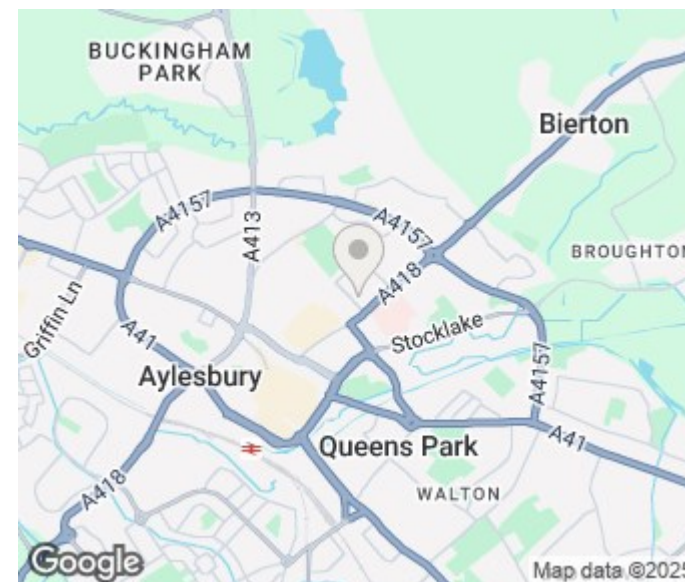
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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