



AISTON PLACE, AYLESBURY

£250,000
FREEHOLD

A one bedroom end-terraced house located in a popular area, featuring allocated parking to the front, a wrap-around rear garden, cozy living room, kitchen, double bedroom and bathroom. Ideal for first-time buyers or investors.



AISTON PLACE

• POPULAR LOCATION • ONE BEDROOM
HOUSE • ALLOCATED PARKING • PRIVATE
WRAP AROUND GARDEN • CLOSE TO
TOWN • CUL DE SAC
LOCATION • SPACIOUS
ACCOMMODATION • COUNCIL TAX BAND B



LOCATION

Cleveland Park is a development to the eastern outskirts of Aylesbury's town centre. Close to fields which offers great opportunity for dog walking and country walks. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away.

ACCOMMODATION

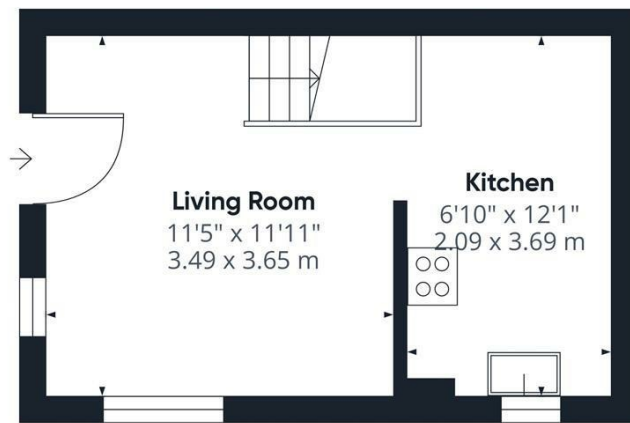
This one bedroom end terraced home is situated in a popular residential area, offering a perfect opportunity for first-time buyers, downsizers, or investors. The property benefits from allocated parking to the front and a wrap-around garden.

Internally, the home features a spacious dual-aspect living room, creating a welcoming space filled with natural light. The kitchen offers ample storage along with space for essential appliances.

Upstairs, you'll find a good-sized double bedroom complete with a built-in wardrobe and convenient loft access, ideal for additional storage. The bathroom is fitted with a three-piece suite and is presented in neutral tones.

AISTON PLACE





Ground Floor



Floor 1

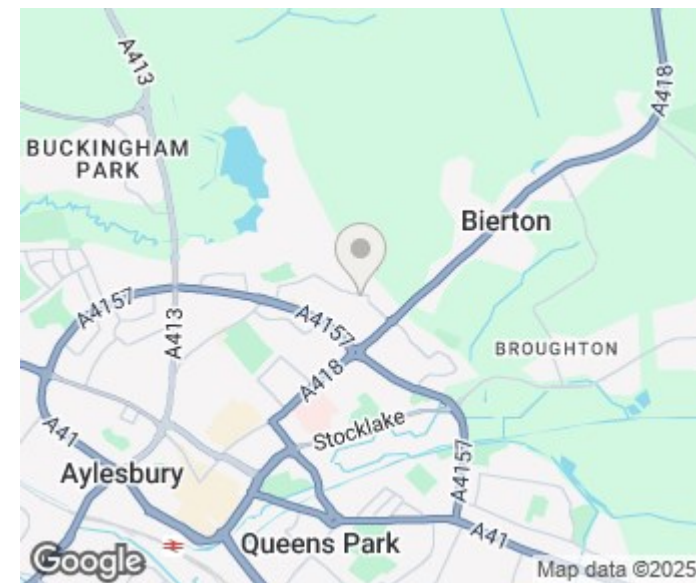
Approximate total area¹
407.73 ft²
37.88 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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