



## OLD BURRS, HAWKSLADE, AYLESBURY

OFFERS IN EXCESS OF £235,000

FREEHOLD

A well presented one bedroom terraced house in a popular location close to local amenities. Offered with no upper chain, the property features an open plan kitchen/living area, modern bathroom, private garden and allocated parking.



## OLD BURRS

- POPULAR LOCATION • ONE BEDROOM
- TERRACED HOUSE • PRIVATE
- GARDEN • NO UPPER CHAIN • ALLOCATED
- PARKING • GOOD ORDER
- THROUGHOUT • CLOSE TO LOCAL
- AMENITIES • FREEHOLD PROPERTY



### LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

### ACCOMMODATION

A well presented one bedroom terraced house, situated in a popular and convenient location close to local amenities. The property is offered in good order throughout and would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed into a modern open plan kitchen/living area, designed for comfortable and contemporary living. The kitchen is fitted with a range of wall and base units and features an inset gas hob with oven below, splashback tiling, cooker hood and space for further appliances. The living area benefits from a bay window, allowing for plenty of natural light and creating a bright and airy space.

The bedroom is a good size and includes a built-in wardrobe, providing useful storage. The contemporary shower room is stylishly appointed with a walk-in shower, wash basin and low-level WC.

Externally, the property enjoys a private garden, as well as allocated parking for added convenience.

This attractive home is offered with no upper chain, allowing for a smooth and hassle-free purchase.

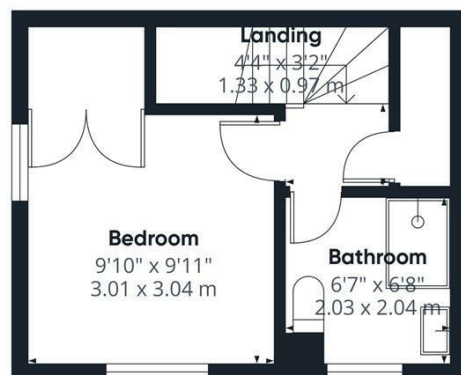


## OLD BURRS





Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

423 ft<sup>2</sup>  
39.3 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 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 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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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