



CEDAR CLOSE, COPPICE, AYLESBURY

ASKING PRICE £300,000

FREEHOLD

This two bedroom end of terrace house is located in the popular Coppice development, offering convenient access to schools and amenities. Offered with no upper chain and benefits from living room, modern kitchen and bathroom, two bedrooms, garden and allocated parking.



CEDAR CLOSE

• POPULAR COPPICE DEVELOPMENT • NO
UPPER CHAIN • TWO DOUBLE
BEDROOMS • END OF TERRACE HOUSE • TWO
ALLOCATED PARKING SPACES • MODERN
KITCHEN AND BATHROOM • PRIVATE REAR
GARDEN • IDEAL FIRST-TIME BUY OR
INVESTMENT



LOCATION

The Coppice is a development constructed in the mid 1980's to the east of Aylesbury's town centre. The estate sides onto fields on the north and east sides which offer great opportunity for dog walking and countryside walks towards Broughton Nature Reserve and the Grand Union Canal. 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 but the estate itself is well served with a convenience store, pharmacist, and doctors surgery. For primary education the catchment school is Bierton Church of England Combined, for secondary the estate is within the Aylesbury Grammar School Catchment.

ACCOMMODATION

Upon entering, the property features an entrance hall with stairs leading to the first floor. The ground floor comprises a bright and spacious living room with direct access to the rear garden. The stylish kitchen is fitted with an inset electric hob and oven, along with space for additional appliances.

Upstairs, there are two double bedrooms and a modern family bathroom, complete with a bathtub with shower over, WC, wash basin and a heated towel rail.

Externally, the property offers a rear garden with both patio and lawn areas, as well as convenient side gate access. The home also benefits from two allocated parking spaces.

NOTE

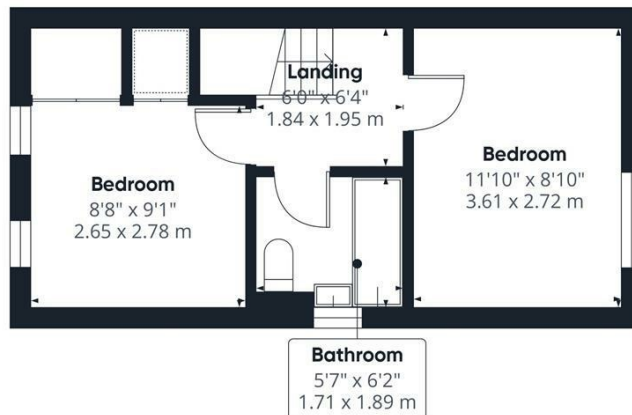
Brand new central heating system has been installed with Worcester boiler.

CEDAR CLOSE





Ground Floor



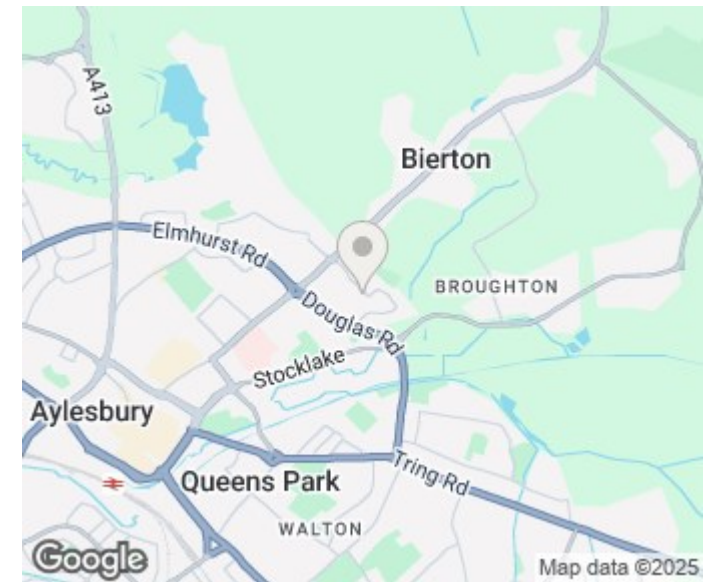
Floor 1

Approximate total area⁽¹⁾
547 ft²
50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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