

3 Bedroom Victorian Terrace NO UPPER CHAIN

25 WILLOW ROAD, AYLESBURY
BUCKINGHAMSHIRE HP19 9PX



£280,000

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LOCATION

The property is located just a miles walk from Aylesbury's mainline train station (which connects with London Marylebone in under an hour) and a 0.8 mile walk of Aylesbury town centre where a full range of shopping and leisure facilities and a selection of restaurants are available, Nearby an abundance of countryside and green walks lay but a few miles from your door

THIS HOME FEATURES

THREE BEDROOMS
VICTORIAN TERRACE
WALK TO TRAIN STATION
& TOWN CENTRE
OPEN PLAN LIVING SPACE
FITTED KITCHEN
FITTED BATHROOM
LARGE STORAGE AREA TO REAR
REAR ENCLOSED GARDEN

with the likes of Coombe Hill and Waddesdon Manor proving popular destinations for such activities. All of which make Aylesbury an attractive place to live and an attractive proposition for property investors.

LIVING AREA

3

BEDROOMS

The property offers comfortable bedroom accommodation, two double bedrooms and a generous single bedroom.

BATHROOMS

The Family bathroom icomprises, a wash hand basin and low level WC , bath with shower attachment.

RECEPTIONS

The open plan living and dining space, benefits from bay window to the front.

KITCHEN

The kitchen space offers an array or storage units and work surface areas, space for mulitple kitchen apliances, door to rear garden.



PROPERTY SUMMARY

We Sold It are pleased to present this three bedroom Victorian family home in need of modernisation, situated just 0.8 miles walk of Aylesbury town centre. Offered to the market place comprising open plan living and dining space, fitted kitchen, and family bathroom all located on the ground floor, whilst the first floor accommodation comprises three bedrooms. Outside, the property offers a rear enclosed garden space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 865 sq.ft. (79.5 sq.m.) approx.
 *When energy ratings have been made it should be assumed that the measurements are approximate. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

OUTSIDE

The garden is mainly laid to lawn, with a substantial storage building all enclosed by timber fencing.

PARKING

On street parking

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



*Fastest Train from Aylesbury to London Marylebone

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