

# 2 Bedroom

**TERRACE PROPERTY**

SOUTHSIDE LOCATION

13 Waivers Way, Aylesbury  
Buckinghamshire, HP21 9RL



*Images to follow*

**£300,000**

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*Images to follow*

### **THIS HOME FEATURES**

WALK TO HOSPITAL  
WALK TO WILLIAM HARDING SCHOOL  
REFITTED KITCHEN  
REFITTED BATHROOMS  
CONSERVATORY  
LIVING ROOM  
TWO DOUBLE BEDROOMS  
DRIVEWAY & GARAGE TO  
REAR

## **LOCATION**

Waivers Way is set on the sought-after Elm Farm development situated on the southside of Aylesbury, offering a wealth of facilities such as a local shopping parade, play parks and green open spaces and the popular William Harding Junior and Infant School. Just a miles walk from Stoke Mandeville Hospital, and a regular bus service connecting

to the Town Centre, and Aylesbury's mainline, London Marylebone Bound Train Station amongst other routes, and good links to the A41 southbound to the M25 make Mellstock Road an ideal location wherever your commute.



*Images to follow*



*Images to follow*



*Images to follow*



*Images to follow*



*Images to follow*



*Images to follow*

*Nestled within the sought-after Elm Farm development, this well maintained two-bedroom terrace house, overlooking the park perfectly combines contemporary comforts with convenience. Just a brief walk from the popular William Harding Junior and Infant School, it enjoys a prime setting. The property boasts an inviting entrance porch, a generously proportioned living room, the addition of a conservatory, and a recently updated kitchen. Upstairs, two double bedrooms and a modern bathroom offer ample space for relaxation. Completing the picture are the private rear garden which benefits from a storage shed with power & lighting, garage and driveway, adding to the appeal of this desirable property.*



*Images to follow*



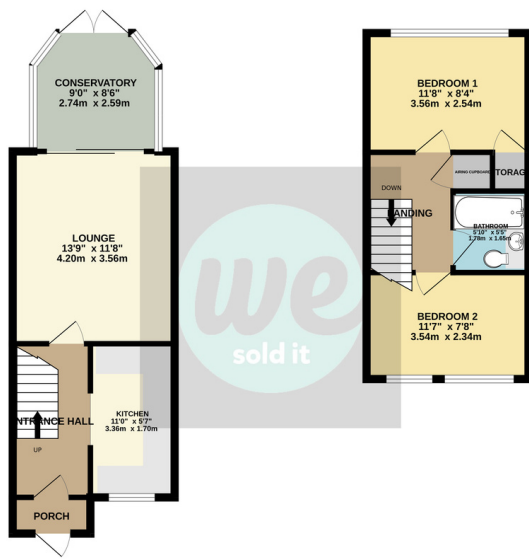
*Images to follow*



*Images to follow*



*Images to follow*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://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.*

