

3 Bedroom Semi-Detached NO UPPER CHAIN

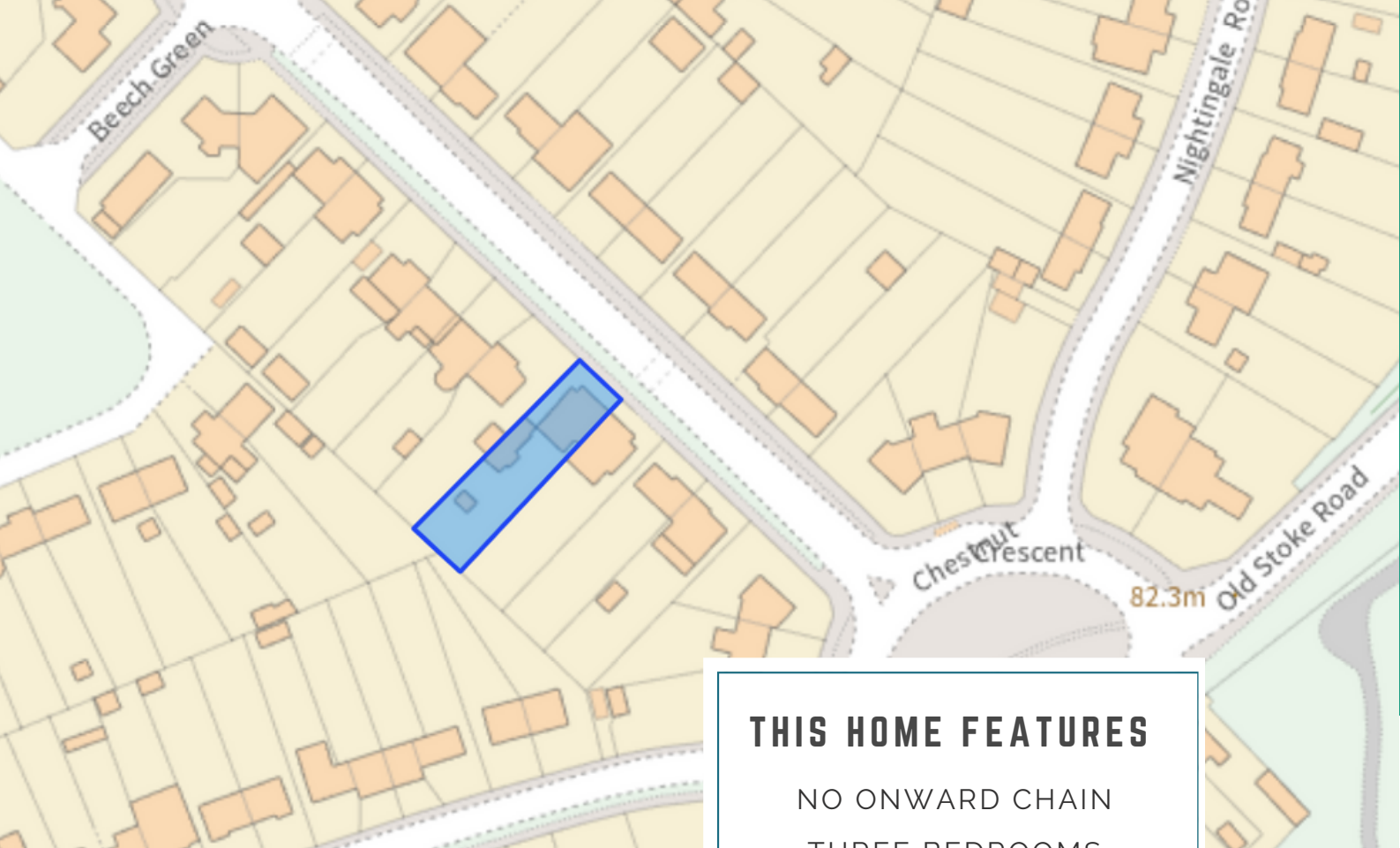
7 Prebendal Avenue, Aylesbury
Buckinghamshire HP21 8HZ



£350,000

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LOCATION

Situated just 0.7miles walk from Aylesbury mainline train station which connects with London Marylebone in less than an hour, Prebendal Avenue is conveniently located for commuters and offers ease of access to the town centre for full scale shopping and an array of leisure facilities.

THIS HOME FEATURES

NO ONWARD CHAIN
THREE BEDROOMS
COMPLETE MODERNISATION
REQUIRED
REAR GARDEN
LOUNGE/DINER
DRIVEWAY FOR SEVERAL
VEHICLE
POTENTIAL TO EXTEND (STPP)

Schooling, local shops, parks and recreational area are all located within close-proximity. Stoke Mandeville Hospital is situated 1.1miles walk from the property.



PROPERTY SUMMARY

This three-bedroom semi-detached family home, positioned centrally on Prebendal Avenue, Aylesbury, presents a fantastic opportunity for those seeking a renovation project. In need of complete modernisation, the property offers a blank canvas for transformation. The spacious accommodation includes three bedrooms, providing ample space for a growing family. The generously sized garden adds potential for extension (subject to planning permission) and outdoor enjoyment. Conveniently located in a well-established neighbourhood, this property is within reach of local amenities, schools, and transportation links. Ideal for those with a vision for renovation, this family home invites you to reimagine and create a home personal to you.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



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