

2 Bedroom End Terrace HARTWELL

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LOCATION

Hartwell, located in Aylesbury, Buckinghamshire, is a popular residential area. This sought-after neighborhood offers a range of housing options, attracting a diverse community. Residents enjoy easy access to local parks, schools, and essential amenities, making it an ideal choice for families. With well-maintained streets and green spaces, Hartwell provides a welcoming environment

THIS HOME FEATURES

TWO DOUBLE BEDROOMS
FITTED KITCHEN
MODERN FITTED
BATHROOM
LOUNGE/DINER
FRONT & REAR GARDEN
WALK TO TRAIN STATION
CLOSE TO SHOPS
CLOSE TO SCHOOLING
GARAGE IN BLOCK

while remaining conveniently connected to Aylesbury's town centre and major transport links, ensuring a comfortable and well-balanced lifestyle for its residents.



We Sold It welcome you to this charming two-bedroom terrace home, located on the Hartwell Development. The property offers comfortable living with a spacious lounge/diner, perfect for relaxation and dining. A modern, fitted kitchen and bathroom provide convenience and style. Upstairs, you'll find two generous double bedrooms, offering plenty of space for a growing family or guests. Outside, there's a front garden and a private rear garden, ideal for outdoor activities and gatherings. Plus, the property includes a garage in a nearby block, ensuring ample storage space or parking. On street parking is also available.

Images to follow

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SAMPLE

GROUND FLOOR
336 sq ft (31.2 sq m) approx.

1ST FLOOR
324 sq ft (30.1 sq m) approx.



TOTAL FLOOR AREA: 660 sq ft (61.2 sq m) approx.
WeSoldIt.co.uk is not responsible for the accuracy of the information contained herein. The measurement of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors. Dimensions are approximate. This plan is for illustrative purposes only and should be used as a guide only.

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.

