

2 Bedroom TERRACED Fairford Leys

3 Pitcher Walk, Aylesbury,
Buckinghamshire, HP19 7FJ



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Fairford Leys is a sought-after residential area in Aylesbury, known for its charming village-style design and vibrant community atmosphere. With its picturesque streets, central piazza, and a variety of independent shops, cafes, and restaurants, Fairford Leys offers a unique blend of modern convenience and traditional charm. The area is also home to excellent amenities, including a local health centre, gym,

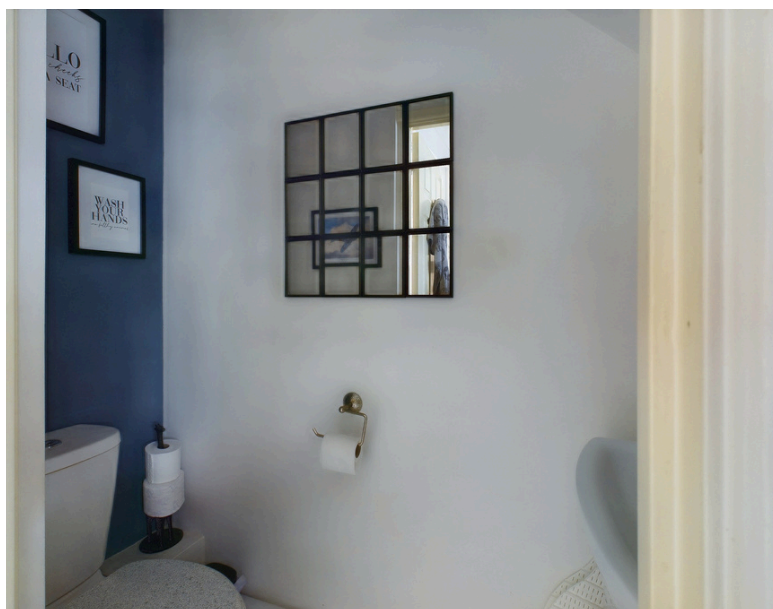
THIS HOME FEATURES

SOUGHT-AFTER LOCATION
VILLAGE-STYLE DESIGN
EXCELLENT AMENITIES
HEALTH CENTRE AND GYM
ST. MARY'S COFE SCHOOL
CATCHMENT
GREAT TRANSPORT LINKS
SPACIOUS LOUNGE/DINER
GUEST CLOAKROOM
TWO DOUBLE BEDROOMS
FAMILY BATHROOM
PRIVATE REAR GARDEN
ALLOCATED PARKING FOR TWO
VEHICLES

and well-regarded schools, making it an ideal location for families and professionals alike. With easy access to Aylesbury town centre and great transport links, Fairford Leys remains a popular choice for those seeking a balanced lifestyle.



We Sold It are delighted to present this two-bedroom property on Pitcher Walk, within the popular Fairford Leys development in Aylesbury. This well-presented home offers both comfort and convenience. The property features a welcoming entrance hall, a functional kitchen/breakfast room, and a spacious lounge/diner, complemented by a guest cloakroom on the ground floor, and upstairs, two double bedrooms and a family bathroom. Outside, the rear enclosed garden provides a private outdoor space, while allocated parking for two vehicles adds practicality. With its modern layout and desirable location, this property presents an ideal opportunity for those seeking a home in the popular Fairford Leys community.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	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.

