

3 Bedroom

SEMI DETACHED FAMILY HOME

SOUTHSIDE LOCATION

38 Pemberton Close, Aylesbury
Buckinghamshire, HP21 9NY



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LOCATION

Pemberton Close 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. Just a few hundred yards from the popular William Harding Junior and Infant School and 0.8miles walk from Stoke Mandeville Hospital, Regular bus service connects to the Town Centre,

THIS HOME FEATURES

WALK TO HOSPITAL
WALK TO WILLIAM HARDING SCHOOL
THREE BEDROOMS
SEPERATE LOUNGE
MODERN FITTED
KITCHEN/DINER
MODERN BATHROOM
PART CONVERTED GARAGE
DRIVEWAY PARKING

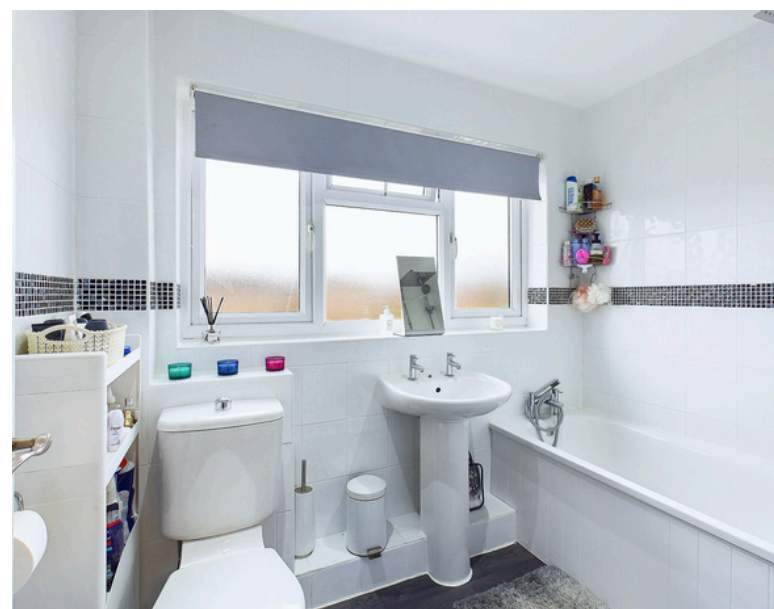
and Aylesbury's mainline, London Marylebone Bound Train Station and provides good links to the A41, southbound to the M25 all of which help to make make Pemberton Close an ideal location wherever your commute.



WeSoldIt.co.uk is pleased to present this well-proportioned three-bedroom semi-detached family home, situated on the popular Elm Farm Development in Aylesbury. The property features a welcoming entrance hall, a spacious lounge, and an open-plan kitchen/diner with a convenient utility cupboard. On the first floor, there are three bedrooms and a family bathroom.

Externally, the garage has been partially converted to create a useful workshop area, with the front section retained for storage. The property benefits from driveway parking for multiple vehicles, offering ample space for family needs. The private and enclosed rear garden provides a peaceful outdoor retreat, perfect for relaxation or family activities.

With its desirable location and functional layout, this home offers great potential for a growing family. For more information or to arrange a viewing, contact WeSoldIt.co.uk today.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

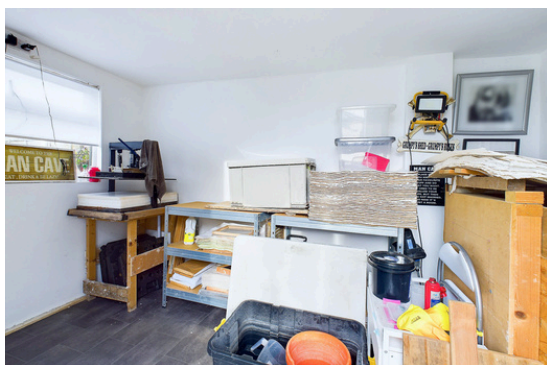
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.



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