

2 Unit End Of Terrace

40b Cambridge Street, Aylesbury,
HP20 1RS



£320,000

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THIS HOME FEATURES

INVESTMENT
OPPORTUNITY
TWO UNITS
FULLY REFURBISHED
CIRCA 7% YIELD
DECKED GARDEN
CASH BUYERS
FULLY REFURBISHED
NO CHAIN

LOCATION

Situated in the heart of Aylesbury town centre just a short walk from the London bound mainline train station which connects to London Marylebone in just under an hour. Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters. As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty and is just

a few miles from Combe Hill the highest viewpoint in the Chiltern Hills. The area benefits from many sought after and high achieving Schools, an array of recreational, leisure and shopping facilities. All of which helps to make Aylesbury an attractive proposition for property investors, new and existing residents alike.

DESCRIPTION

COMMERCIAL UNIT

The potential shop offers a large open plan layout tapering off to the rear. The front area has a wash hand basin set in vanity unit. To the rear you have another room with access to a w/c and door leading to the garden. The shop and outdoor space has been fully renovated by the current owner.



APARTMENT LIVING SPACE

The open plan living space comprises of a window to the front aspect, space for seating, breakfast bar, kitchen with a range of storage units at base and eye level, integrated fridge, freezer, washing machine and dishwasher, oven and hob with hood over, single bowl sink and drainer and roll top work surfaces.



BATHROOM

The bathroom comprises of a low level w/c, wash hand basin set in vanity unit with mixer tap, double shower cubicle with recessed storage shelves in the tiles, window to the rear aspect, heated towel rail.

BEDROOM

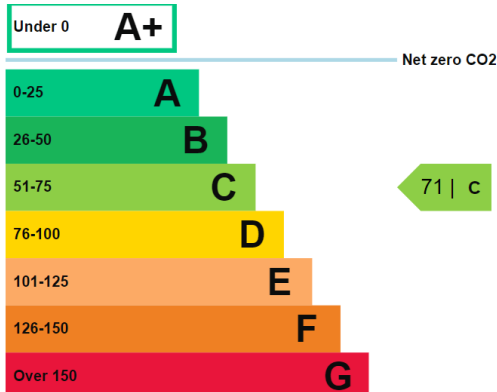
A good size double bedroom with Juliet balcony to the rear aspect and large eaves storage area.



PROPERTY SUMMARY

We Sold It are pleased to present this investment opportunity to the market. CASH BUYERS ONLY - Circa 7% YIELD. The property is an end of terrace house which has been separated into two separate units to rent out. The ground floor is a potential commercial unit comprising of an open reception space with a sink, beyond this there is a back room with cloakroom and access out into the decked courtyard garden, this unit would be ideal for a barbers, salon or tea room. The upstairs unit is a split level one bedroom apartment comprising of an open plan living space with fitted kitchen, shower room bathroom, second floor bedroom with Juliet balcony. This property is being offered to the market with no upper chain.





Outside

The commercial unit benefits from a courtyard style garden which has been fully decked for ease of maintenance, outside lighting, pergola.



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.

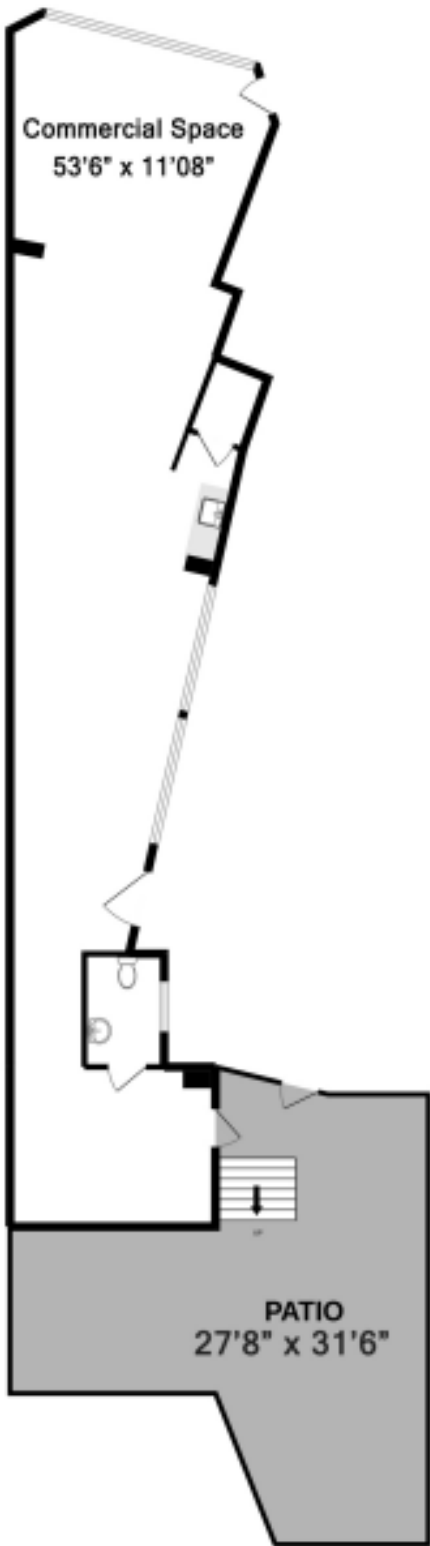
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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Floorplan - Shop



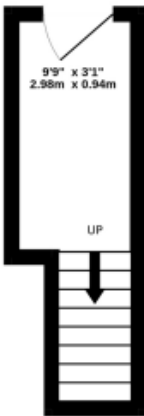
TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

Whilst 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

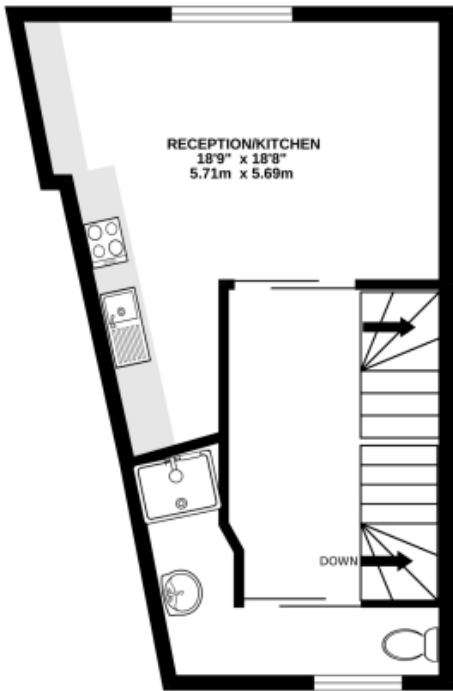


Floorplan - Apartment

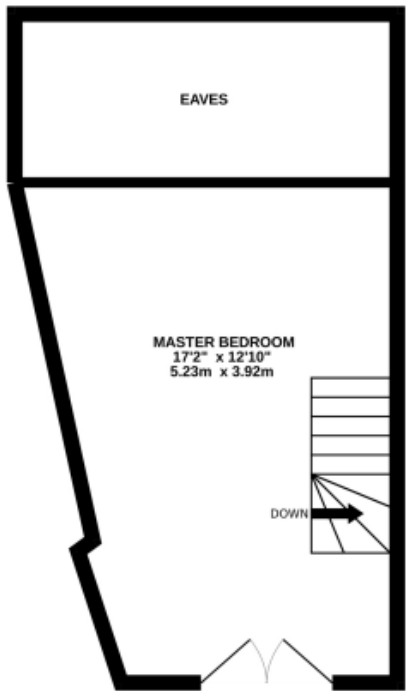
GROUND FLOOR
61 sq.ft. (5.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

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