

# 2 Bedroom End Terrace

**40% SHARED OWNERSHIP**

**10 CANNON CLOSE, AYLESBURY  
BUCKINGHAMSHIRE HP20 1EX**



TEL. 01296 761 331  
EMAIL; [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)





# LOCATION

Located in the heart of Aylesbury town centre, just a short walk from the London-bound mainline train station, this charming town offers excellent transport links to both High Wycombe and Milton Keynes. Aylesbury is a popular choice for commuters, with a well-connected road and rail network. As a Garden Town, it is surrounded by

## THIS HOME FEATURES

SHARED OWNERSHIP  
TWO DOUBLE BEDROOMS  
MODERN FITTED KITCHEN  
GUEST CLOAKROOM  
PRIVATE ENCLOSED REAR  
GARDEN  
WALK TO TOWN  
WALK TO STATION  
ALLOCATED PARKING

stunning natural beauty, providing opportunities for outdoor activities. Enjoy the convenience of urban living while embracing the tranquillity of Aylesbury's picturesque surroundings.

# LIVING AREA

## 2 BEDROOMS

*The property benefits from two double bedrooms both with fitted wardrobes.*

## KITCHEN

*Step into the modern kitchen space, complete with integrated fridge/freezer, oven and hob, dishwasher, and washing machine. This well-equipped kitchen offers convenience and functionality, making it a breeze to prepare meals and handle daily household tasks. Enjoy the seamless integration of modern appliances in this contemporary kitchen setting.*

## BATHROOM

*Discover the contemporary bathroom featuring sleek fixtures and the option of a bathtub or shower. Additionally, the property offers the convenience of a guest cloakroom, ensuring comfort for visitors. Enjoy the stylish and practical bathroom spaces within this property.*

## RECEPTIONS

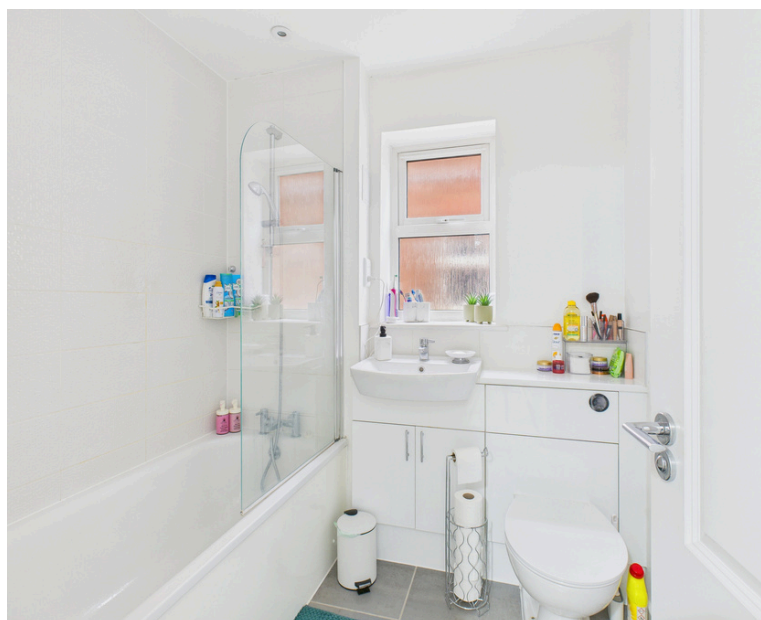
*Relax and entertain in the inviting lounge dining space, adorned with elegant French-style patio doors that open up to the charming rear garden. This versatile area offers ample room for both dining and unwinding, creating the perfect setting for enjoyable moments with family and friends.*





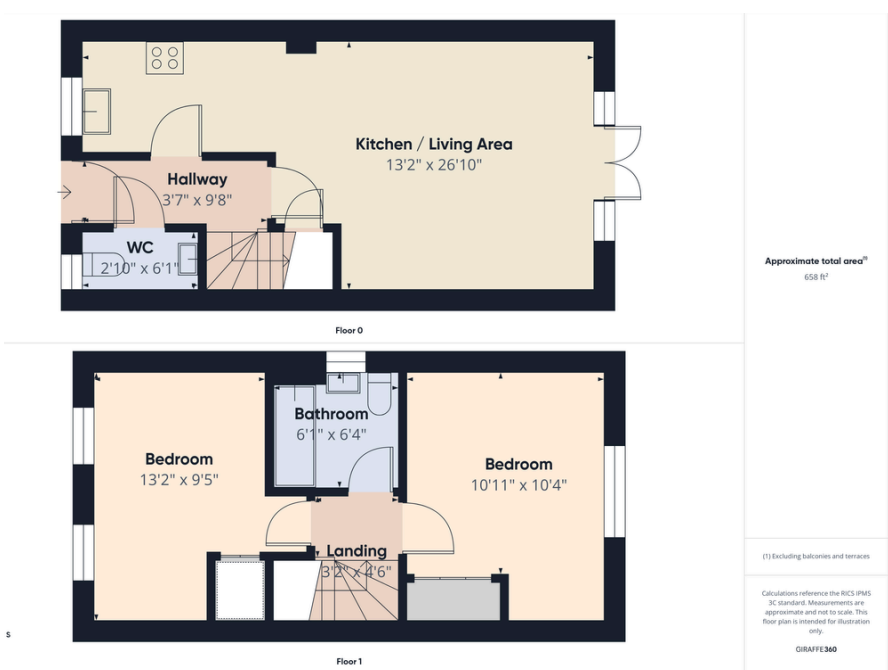
# PROPERTY SUMMARY

*Welcome to this charming two-bedroom terrace home situated on the desirable Cannon Close in Aylesbury, offered for sale with a 40% share of ownership. With a modern and stylish interior, this property offers comfortable living spaces including a spacious lounge, a well-appointed kitchen, two bedrooms, and a family bathroom. The property benefits from a delightful rear garden, perfect for outdoor relaxation. Ideally located in a sought-after area, close to amenities and transport links, and with allocated parking - this home presents an excellent opportunity for first-time buyers or those looking to downsize.*





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	88 B	89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## OUTSIDE

The rear garden of this property is a peaceful retreat, with a artificial lawn, a patio area perfect for outdoor gatherings, and enclosed by timber panel fencing with convenient gated access to side..

## PARKING

One allocated parking space, additional visitor parking available.

## VIEWINGS

Strictly by appointment with [WeSoldIt.co.uk](http://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.



Tel. 01296 761331  
[hello@WeSoldIt.co.uk](mailto:hello@WeSoldIt.co.uk)

