



Palmer Avenue, Aylesbury HP19 8EF



welcome to

Palmer Avenue, Aylesbury

Brown and Merry are pleased to present this well-presented and spacious three bedroom terraced property with off road parking. The property consists of a good sized lounge dining area and a recently refitted kitchen with an island in the middle. Rising to the first floor you have three bedrooms and family bathroom. To the front of the property you have off road parking and to the back a rear garden. The property is located within easy reach of Aylesbury town centre and train station.



Accommodation Comprises

Entrance Hall

Lounge

18' 7" x 10' 6" (5.66m x 3.20m)

Dining Room

9' x 10' 4" (2.74m x 3.15m)

Kitchen/ Breakfast Room

13' 8" x 13' 4" (4.17m x 4.06m)

First Floor & Landing

Bedroom One

14' x 8' 9" (4.27m x 2.67m)

Bathroom

Bedroom Two

10' 10" x 9' 6" (3.30m x 2.90m)

Bedroom Three

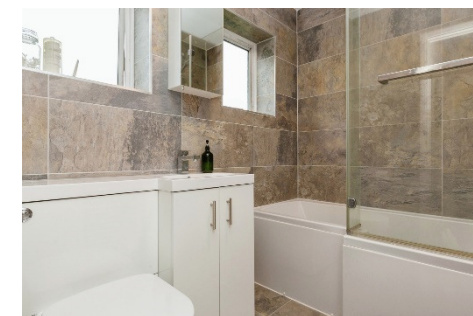
12' 10" x 7' (3.91m x 2.13m)

Outside

Rear Garden



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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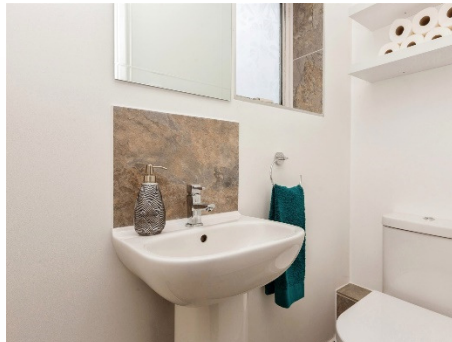
welcome to

Palmer Avenue, Aylesbury

- THREE BEDROOM HOME
- LIVING ROOM
- MODERN FITTED KITCHEN/ DINER
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR WC & BATHROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY TO FRONT OF PROPERTY

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114454 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 brown & merry



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