

Shaw Court, Aylesbury HP21 9HN

welcome to

Shaw Court, Aylesbury

A spacious and well-presented two double bedroom property being situated in a cul de sac location within the popular Hawkslade II development. The property features double glazing, gas heating system with radiators, entrance hall, downstairs WC, lounge/dining room, kitchen, two double bedrooms, bathroom, enclosed rear garden, driveway providing off road parking. Internal viewing is highly recommended.













Accommodation Comprises:

Entrance Hall

Downstairs Wc

Lounge/Dining Room

14' 11" x 12' 8" max (4.55m x 3.86m max)

Kitchen

10' 3" x 6' 1" (3.12m x 1.85m)

First Floor & Landing

Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Bedroom Two

12' 8" max x 7' 11" (3.86m max x 2.41m)

Bathroom

Outside

Rear Garden

Driveway







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- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC & KITCHEN
- LOUNGE/DINING ROOM
- BATHROOM
- ENCLOSED REAR GARDEN & DRIVEWAY
- COMBI-BOILER INSTALLED IN 2022
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C

£310,000



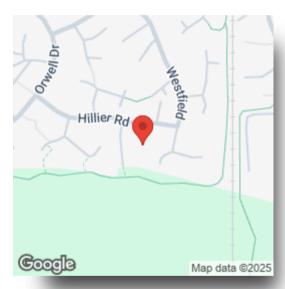


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Property Ref: AYL114698 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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Please note the marker reflects the postcode not the actual property





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