



171 Buckingham Road

| Aylesbury | Buckinghamshire | HP19 9QF



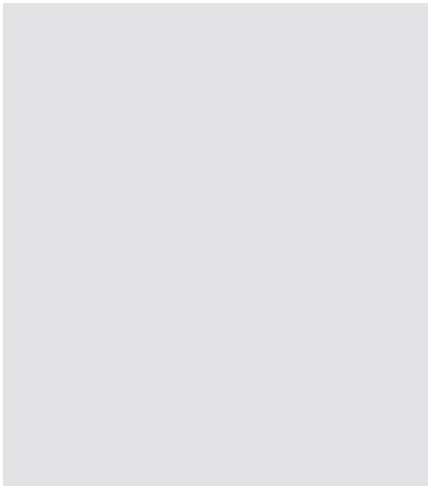
# 171 Buckingham Road

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NEW INSTRUCTION!!! Williams are delighted to offer this well presented 3 bedroom detached property situated within walking distance to the Town Centre. The property consists of entrance hall, lounge, kitchen/diner, 3 good sized bedrooms, family bathroom, gated large rear garden, garage, parking for up to 5 vehicles, viewing highly recommended. Available 16th October 2021.

Per month £1,500 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		50	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
		52	83
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.