



6 Jazz Road

Berryfields | Aylesbury | Bucks | HP18 0EZ



Williams
PROPERTIES

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Williams Properties are delighted to market this well presented two bedroom house on the Berryfields development in Aylesbury. The property consists of an entrance hall, kitchen, lounge/diner, downstairs WC, two bedrooms, and family bathroom. Outside there is an enclosed rear garden of which features a garden gym and allocated parking for two cars. Viewing comes highly recommended on this ideal home.

Offers in excess of £335,000

- *No Chain Property*
- Garden Gym
- Close To Schools
- Rear Garden
- Two Double Bedrooms
- Parking For Two Cars
- Close To Train Station
- Great Order Throughout

Berryfields

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

Council Tax

Band C

Local Authority

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the downstairs wc, lounge/diner and kitchen. Stairs rise to the first floor.



The property is located on the Berryfields development, which offers access to the A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre.



W/c

Comprising hand wash basin, low level wc, wall mounted radiator and frosted window to the front aspect.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset gas hob, oven, splashback and extractor, Integrated fridge/freezer and washing machine, under cabinet lighting and window to the front.

Lounge/Diner

Lounge/diner consists of French doors opening out to the rear garden, light fittings to ceiling, luxury vinyl tiles Laid to floor, wall mounted radiator and space for a sofa set, dining table set and other furniture. Storage cupboard.

First Floor

Doors to both bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows, built in wardrobe, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a pedestal hand wash basin, low level w/c, panelled bathtub, tiling to splash sensitive areas and a wall mounted radiator.

Garden

Enclosed rear garden with a paved patio area leading to an area of lawn laid , garden gym with power and lighting and gated access to the front.

Parking

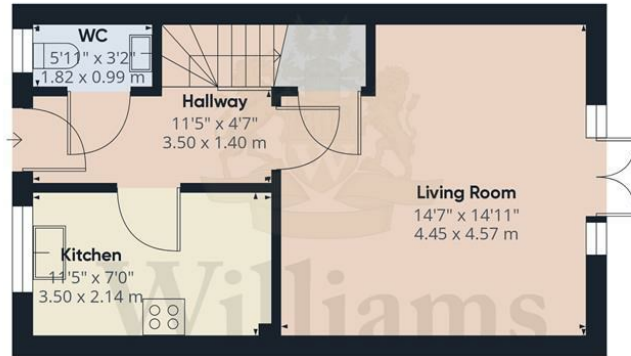
Allocated parking to the front for two vehicles.

Buyer Notes

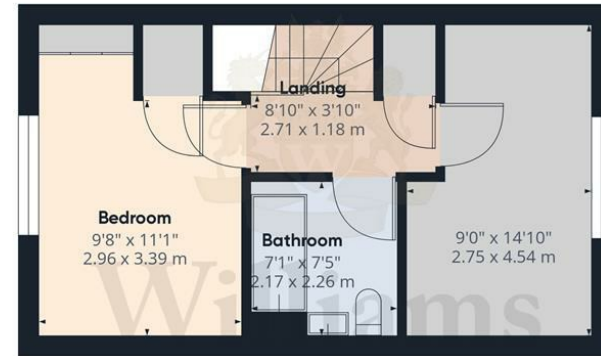
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

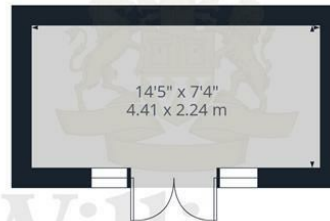
Energy Efficiency Rating: 83 (Current), 96 (Potential)
 Environmental Impact (CO₂) Rating: 96 (Current), 96 (Potential)



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 846.36 ft²
 78.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.