



14 Darter Street

Broughton | Aylesbury | Bucks | HP22 7BW



Williams
PROPERTIES

35

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Williams Properties are delighted to welcome to the market this excellent two bedroom Mid-Terrace property on the Kingsbrook development in Aylesbury. The property is in fantastic order throughout and consists of a kitchen, lounge/diner, downstairs WC, two bedrooms, en-suite and bathroom. Outside there is a newly landscaped rear garden and allocated parking to the front. Viewing is strongly advised on this excellent property, ideal as a first purchase.

Offers in excess of £325,000

- Two Good Size Double Bedrooms
- Newly Landscaped Garden
- Allocated Parking
- Desirable Location
- Ensuite To The Master Bedroom
- Mid-Terrace House
- New Development
- Viewing Highly Recommended

Kingbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and new secondary school and family facilities including a children's play areas, Wenzel bakery and a Tesco convenient store and nearby there is a doctors surgery and a choice of shopping including, Lidl and a Sainsbury. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Kingsbrook and Secondary Schools – Kingsbrook Secondary & Aylesbury Grammar Schools.

Council Tax

Band D

Local Authority

Buckinghamshire County Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading to the lounge/diner and the downstairs WC and storage cupboard and an opening to the kitchen, Luxury vinyl flooring laid to the floor and stairs leading to the first floor landing.



The property is within walking distance to amenities at the basin which include a Tesco store, Wenzels Bakery and near by a doctors surgery. Local schools include brand new and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar School.



Kitchen

Kitchen consists of tiles to splash sensitive areas, a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap and Luxury vinyl flooring laid to the floor. There is integrated washing machine, dishwasher and fridge/freezer. Window to the front aspect.

Downstairs Toilet

Downstairs WC consists of Luxury vinyl flooring laid to the floor and to splash sensitive areas. There is a hand wash basin and low level WC.

Lounde/Diner

Lounge/diner consists of carpet laid to the floor, double doors leading out to the garden and stairs rising to the first floor landing. There is space for a three piece suite, dining set and a range of other furniture.

First Floor

Carpeted stairs rise to the first floor landing. There are doors leading to both bedrooms and the family bathroom.

Rear Garden

Enclosed rear garden with patio leading from the lounge/diner with a pathway leading to a further patio area to the rear of the garden, with artificial grass laid to the remainder. There is a shed and a wooden gate for side access leading to the garage and driveway.

Bedroom One & Ensuite

Bedroom one consists of carpet laid to the floor, windows to the rear aspect and a door leading to the en-suite. There is space for a king size bed and other bedroom furniture. En-suite consists of Luxury vinyl flooring laid to the floor and tiles to splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC. Window to the side aspect.

Bedroom Two

Bedroom two consists of carpet laid to the floor and windows to the front aspect. There is space for a king size bed and other bedroom furniture.

Bathroom

Family bathroom suite consists of Luxury vinyl flooring laid to the floor and tiles to splash sensitive areas. There is a panelled bathtub, hand was basin and low level WC.

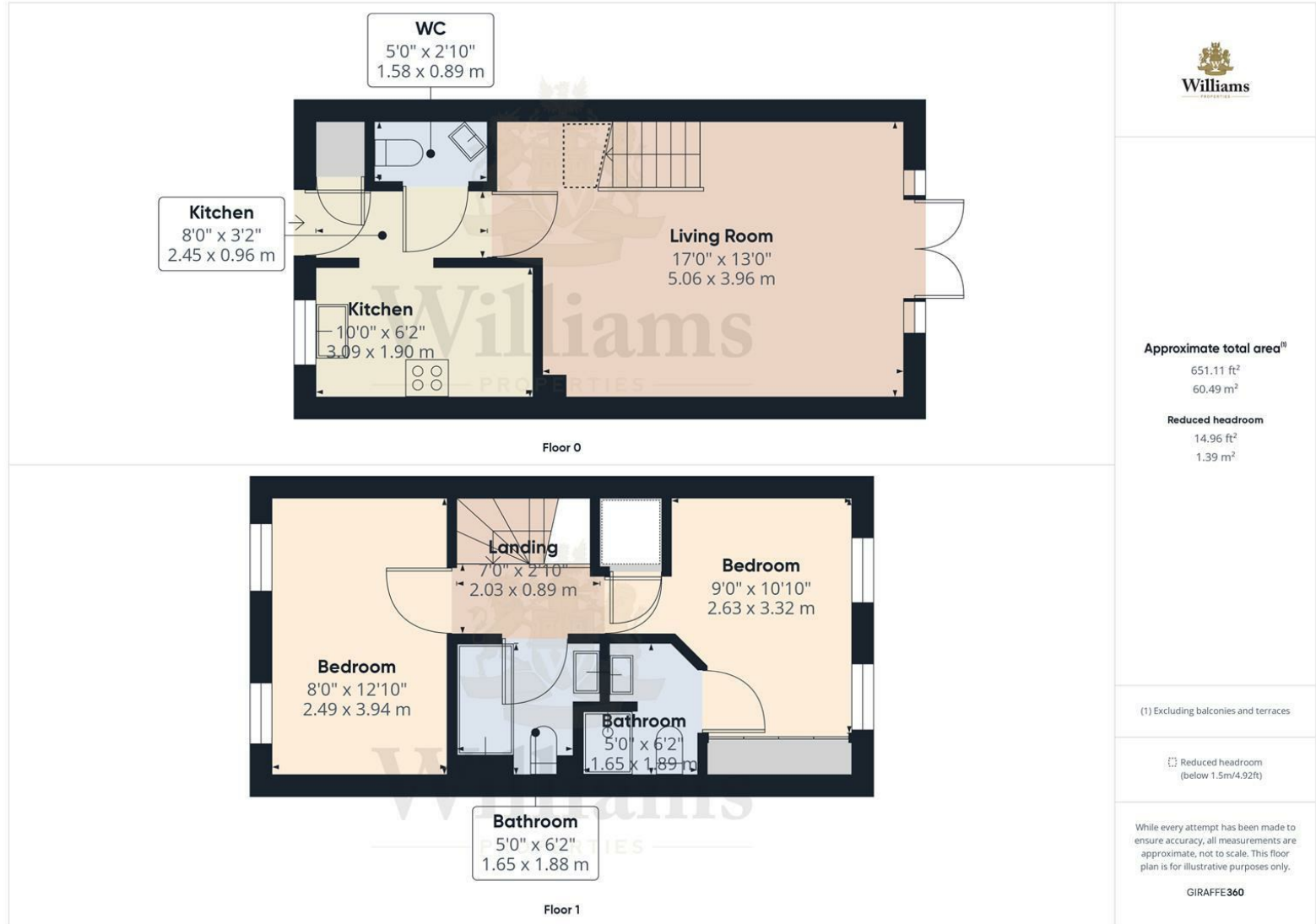
Parking

There is a allocated parking for two cars to the front of the property and visitors available.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.