



97 Old Stoke Road

| Aylesbury | Bucks | HP21 8DG



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Williams Properties would like to welcome to the market this lovely three bedroom semi-detached recently redecorated home situated on the southside of Aylesbury. The property boasts a large rear garden, driveway parking, three bedrooms, family bathroom, living room and kitchen/diner. Viewing is highly recommended.

## Offers in excess of £375,000

- Semi - Detached
- Three Bedrooms
- Large Rear Garden
- Close To Schools
- Southside Of Aylesbury
- Driveway Parking
- Close To Shops
- Viewing Highly Recommended

### Location

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance

Enter into the porch area and then directly through the front door into the entrance hall consisting of stairs rising to the first floor landing, light pendant to ceiling, wall mounted radiator, carpet laid to the floor and doors to the living room and kitchen/diner.



Situated on the South West side of the town and nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone.



**Living Room**

Living room consists of a bay window to the front aspect, feature fireplace, carpet laid to the floor, a wall mounted radiator and light fitting to ceiling. Space for a sofa suite and other living room furniture.

**Kitchen/Diner**

Kitchen consists of a range of wall and base mounted units with rolltop worktops, inset sink bowl unit, windows to the rear aspect, space for a range style cooker, upright fridge/freezer, washing machine and dishwasher. Tiled flooring, spotlights to ceiling and a doors leading out to the rear garden.

**First Floor**

Carpeted stairs rising from the ground floor, window to the side aspect, doors to all bedrooms and bathroom. Access to the loft space.

**Bedroom**

The bedroom consists of windows to the front aspect, carpet laid to the floor, a wall mounted radiator and a light fitting to ceiling. There are space for a king size bed and other bedroom furniture.

**Bedroom**

The bedroom consists of a window to the rear aspect, carpet laid to the floor, a light fitting to ceiling and a wall mounted radiator. There is space for a double bed and other bedroom furniture.

**Bedroom**

The bedroom consists of carpet laid to the floor, a light pendant to the ceiling and a window to the front aspect. There is space a single bed and other bedroom furniture.

**Bathroom**

The bathroom is tiled to splash sensitive areas and comprises a low level w/c, hand wash basin unit, panelled bathtub with overhead shower attachment, light fitting to the ceiling, vinyl flooring laid to the floor, a wall mounted radiator and a frosted window to the rear aspect.

**Rear Garden**

The Garden features a large block paved patio area with an expanse of artificial lawn, small trees and shrubs and large built in wooden planters perfect for growing fruit and veg and a path leading to a large outbuilding.

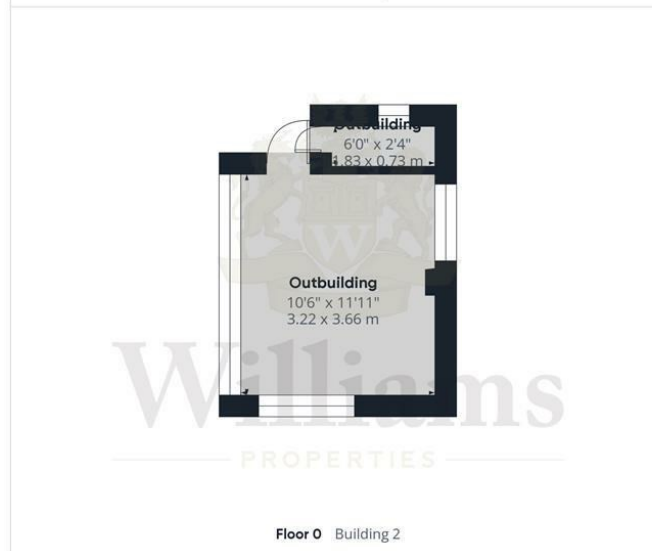
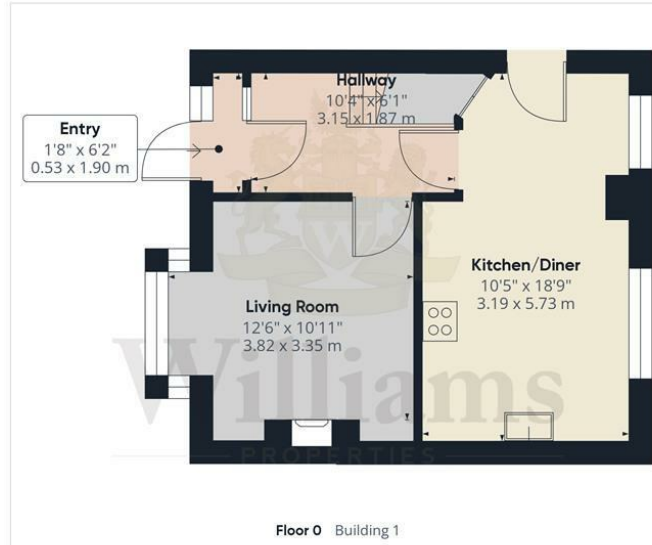
**Parking**

Driveway parking for a number of vehicles.

**Buyers 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C3)			
(39-54) E				(D1-D4)			
(21-38) F				(E1-E6)			
(1-20) G				(F1-F7)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
 916.98 ft<sup>2</sup>  
 85.19 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**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.