



10 Clerk Street

Kingsbrook | Aylesbury | Bucks | HP22 7AS



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Williams Properties are delighted to welcome to the market this excellent modern two bedroom End of-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 good size bedrooms, en-suite and bathroom. Outside there is a newly landscaped rear garden and allocated parking for one car and a visitor's to the front. Viewing is strongly advised on this excellent property, ideal as a first purchase.

£335,000

Kingsbrook

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 C

Local Authority

Buckinghamshire County Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall which is open plan to the lounge/diner and kitchen featuring laminate wooden flooring and spot lighting to the ceiling. There are doors to the downstairs w/c and storage cupboard and an opening to the kitchen,





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

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 W/C

The 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.

Lounge/Diner

Lounge/diner consists of wood effect laminate flooring 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.

Bedroom and 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.



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 the brand new Kingsbrook primary and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar School.



Bedroom

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.

Family Bathroom

The 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.

Rear Garden

Enclosed rear garden with patio leading from the lounge/diner with a pathway leading to a further decking area to the rear of the garden featuring a pergola and artificial grass laid to the remainder. There a wooden gate for side access leading to front of the property.

Parking

There is a allocated parking for one car to the front of the property and a visitors available.

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.

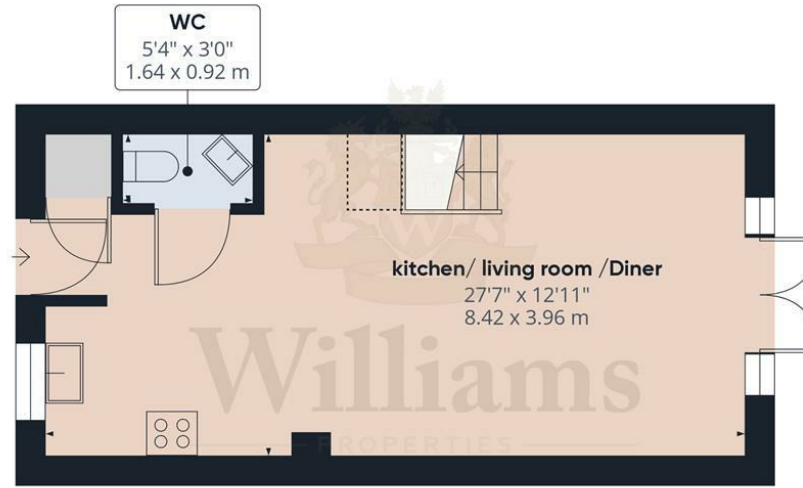


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

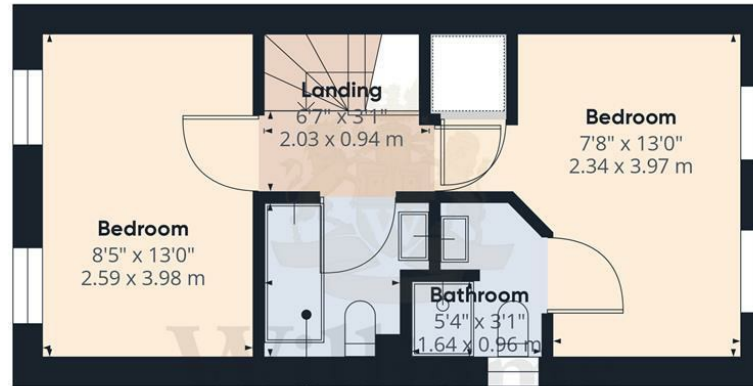
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(07-04) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Bathroom
5'6" x 6'3"
1.68 x 1.90 m

Floor 1



Approximate total area⁽¹⁾

673.07 ft²
62.53 m²

Reduced headroom

6.03 ft²
0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.