



120 Coventon Road

| Aylesbury | | HP19 9NE



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Williams Properties are delighted to welcome to the market this three bedroom end-terrace house on Meadowcroft, in Aylesbury. The property consists of a living room/dining room, refitted modern kitchen, utility room, three bedrooms and bathroom. Outside there is a rear garden and driveway parking for multiple vehicles. Viewing comes highly recommended on this fantastic property, ideal for a first time buyer.

Offers in excess of £345,000

- Three Bedrooms
- End Of Terrace
- Refitted Kitchen
- Modernised Throughout
- Utility Room
- Driveway Parking
- Close To Schools
- Close To Town

Meadowcroft

Meadowcroft can be found located on the North side of the Town Centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Haydon Abbey Combined School & Secondary – Aylesbury Vale Academy, Aylesbury Grammar Schools.

Local Authority

Buckinghamshire Council

Council Tax

Band C

Services

All main services available

Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room and utility room. Stairs rise up to the first floor landing.

Living Room

Living room consists of wooden laminate flooring and a window to the front and double doors to the rear aspect. There is space for a three piece suite, large dining set and a range of other living room furniture.



The property is within walking distance from amenities including a shop offering pitstop groceries and a cash machine.

Further amenities and a mainline train station can be found in Aylesbury Town Centre which is easily accessible via foot or bus. There are excellent transport links including road access to the A41.



Utility Room

Space for fridge/freezer, tumble dryer and a range of other needed storage units.

Kitchen

This newly fitted kitchen consists a range of wall and base mounted units. Inset oven, gas hob and overhead extractor fan. Inset sink, draining board and mixer tap, spot lighting to the ceiling and tiles laid to the floor. There is an integrated, washing machine and dishwasher. Window to the rear aspect and double doors leading into the living room and utility room.

First Floor

Carpeted stairs rise to the first floor landing. There are doors leading into all three bedrooms, bathroom and w/c.

Bedroom

Bedroom consists of a window to the Front aspect, a wall mounted radiator, light fitting to ceiling, luxury wood effect laminate flooring and space for a super king bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, a wall mounted radiator, light fitting to ceiling, luxury wood effect laminate flooring and space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, a wall mounted radiator, light fitting to ceiling, luxury wood effect laminate flooring and space for a small double bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled to all walls and the floor and comprises a pedestal hand wash basin, bathtub with overhead shower, a wall mounted radiator and a frosted window to the rear aspect.

WC

WC comprises tiled flooring, tiles to splash sensitive areas, a low level w/c, hand wash basin a wall mounted radiator and a frosted window.

Rear Garden

Enclosed rear garden with a paved patio and grass laid to the remainder, garden office, a pond situated to the rear and a garden shed.

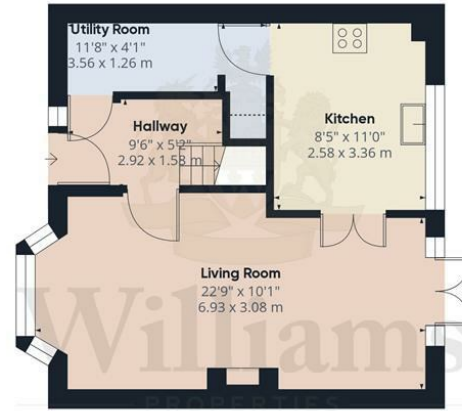
Parking

Driveway Parking for multiple 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.

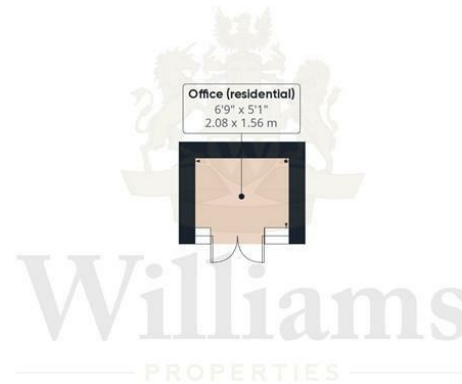
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

867.79 ft²
80.62 m²

Reduced headroom

2.91 ft²
0.27 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.