



88 Ingram Avenue

Bedgrove | Aylesbury | Bucks | HP21 9DN



Williams
PROPERTIES

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DOUBLE GARAGE Williams Properties are delighted to bring to the market this superb three bedroom house in the sought after area of Bedgrove, Aylesbury. The property is within walking distance to local shops and schools and is in great order throughout. Accommodation offers entrance hall, spacious lounge/diner, kitchen, three bedrooms and family bathroom. Outside there are front and rear gardens and a double garage. Viewing comes highly recommended on this wonderful home.

£389,950

Location

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove offers train stations nearby which include both Aylesbury town or Stoke Mandeville linking with London Marylebone. Primary School – Bedgrove & Secondary School – The Grange and catchment to Aylesbury Grammar Schools

Local Authority

Buckinghamshire Council

Council Tax

Band C

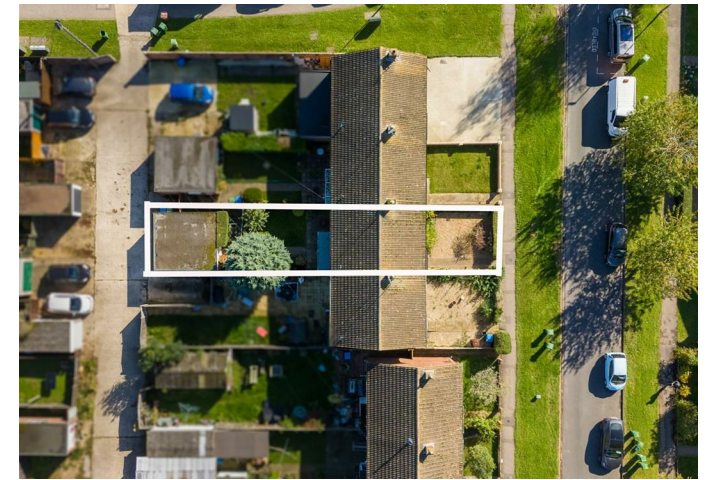
Services

All main services available

Entrance Porch

Enter through the front door into the porch with a further door leading into the hall.





- Desirable Location
- Three Good Size Bedrooms
- Recently Renovated
- Walking Distance To Top Schools And Amenities
- Double Garage
- Utility Area & Downstairs WC
- Direct Access To A41
- Viewings Highly Recommended

Hallway

Stairs rise to the first floor with doors to the living room and kitchen. Under stairs cupboard and wall mounted radiator.

Kitchen/Utility

New fitted modern kitchen comprising a range of wall and base mounted units with square edge worktops with under cabinetry lighting, inset stainless steel sink unit with mixer tap, inset gas hob, oven and extractor, space for an under counter fridge and freezer and plenty of storage. The utility area consists of a roll top work surface space for a washing machine/dryer, door leading into the downstairs w/c and out to the rear garden. combination boiler housed here.

Living/Dining Room

Living room consists of windows to the front aspect, feature fireplace, carpet laid to the floor, light fitting to ceiling, a wall mounted radiator and space for a sofa set and other living room furniture. Dining area consists of sliding doors leading out to the rear garden, light fitting to ceiling, carpet laid to the floor, a wall mounted radiator and space for a dining table and chairs and other desired furniture.

First Floor

Carpeted stairs rising from the ground floor with Doors to all three bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator, fitted wardrobes and space for a king size bed and other bedroom furniture.



Bedgrove is a popular family-orientated neighbourhood on the Southside of Aylesbury and provides residents with an excellent range of local amenities including a shopping parade, doctors surgery and pharmacy, as well as top Primary and Secondary schools.



Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and built in wardrobe. Space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, wall mounted radiator, built in wardrobe, light fitting to ceiling and space for a single bed and other bedroom furniture.

Family Bathroom

Newly Fitted Bathroom is fully tiled and comprises a hand wash basin with storage, w/c, panelled bathtub with overhead shower, heated towel rail, extractor and a frosted window to the rear aspect.

Front

Hedge at front with brick paved walkway to the front door and shingle laid to the remainder.

Double Garage

The double Garage is situated to the rear of the property and has a access door leading directly from rear garden. The garage has power and lighting and a electric garage door.

Rear Garden

Enclosed rear garden with a paved patio, grass area, shrubs and a mature tree. Door leading directly into the double garage.

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	85
England & Wales			

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



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<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1110.62 ft² 103.18 m²</p>
<p>Floor 0 Building 2</p>		



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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.