



48 Avalon Street

| Aylesbury || HP18 0GS



Williams
PROPERTIES

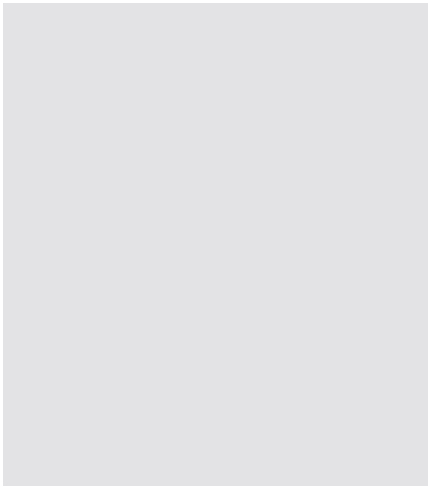
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NEW INSTRUCTION!! Williams are delighted to bring to market this spacious 3 /4 bedroom semi detached Property situated on the Exemplar Park development of Aylesbury. Close to train station with line to London Marylebone Station, Miller and Carter restaurant, shops at Berryfields development, school, health centre all nearby. The Property consists entrance hall, downstairs toilet, storage cupboard, kitchen/diner with door to rear garden, large lounge with access to rear garden, low maintenance rear garden with door to garage, stairs to first floor,

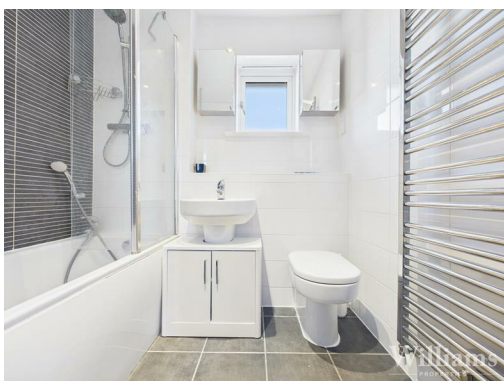
Per month £1,950 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B	81		
(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			
(0-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
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.