



24 Tiverton Crescent

Savernake | Aylesbury | Buckinghamshire | HP19 9RZ



Williams  
PROPERTIES

# 24 Tiverton Crescent

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Williams Properties are delighted to bring to the market this three bedroom semi-detached house with brilliant potential. Situated in a popular area of Aylesbury in a quiet cul-de-sac and close to a local park, the property benefits from a kitchen/breakfast room, lounge/diner, three good sized bedrooms and a family bathroom. Outside there is an enclosed rear garden, ample off road parking and a single garage. This property is in need of renovation and is a brilliant opportunity to develop into a charming family home. Viewings are highly recommended.

£325,000

- \*No Chain\*
- In Need of Renovation
- Garage & Ample Parking
- Close To Schools
- Cul-De-Sac Location
- Three Bedroom Semi-Detached House
- Viewings Highly Recommended

## Savernake

Savernake can be found located on the North side of the town centre just off the Aylesbury ring road offering access to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including shops, a doctor's surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

Enter through the front door into the entrance hallway featuring with a wall mounted radiator, stairs leading to first floor and doors leading to the kitchen and lounge/diner.



A three bedroom semi-detached potential family home situated in this popular area of Aylesbury down a quiet cul-de-sac and close to local parks and schools.



**Kitchen**  
This kitchen features fitted studio lights to the ceiling, tiled flooring, a door to a storage cupboard, a window to the front aspect, a range of wall and base mounted units including an integrated fridge/freezer, basin with a mixer tap and washing machine.

**Lounge/Diner**  
This lounge/diner features a pendant light to the ceiling, a window to the rear and vertical window to the side aspect, an integrated fireplace and a sliding door to the enclosed rear garden. Space for dining and living room furniture.

**First Floor Landing**  
The first floor landing features a pendant light to the ceiling, a window to the side aspect and doors to all three bedrooms, the family bathroom and an airing cupboard.

**Bedroom**  
This bedroom features wood flooring, a studio spotlight to the ceiling, a window to the rear aspect and a wall mounted radiator. Space for a bed and other bedroom furniture.

**Bedroom**  
This bedroom features a pendant light to the ceiling, window to the rear aspect, a wall mounted radiator and plenty of space for a double bed and other bedroom furniture.

**Bedroom**  
This bedroom features wood effect flooring, a pendant light to the ceiling, a wall mounted radiator and a window to the front aspect. Ample space for a double bed and other bedroom furniture.

**Bathroom**  
This family bathroom is comprised of a wall mounted radiator, a fitted bathtub, sink with taps, a low level WC and a frosted window.

**Garden**  
This features a V-shaped enclosed rear garden with patio area leading to rear of property and the driveway and a front garden with grass lawn and pavement leading to the front door.

**Garage & Driveway**  
There is garage parking for one car and driveway space for a further three.

**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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) A                                  |         | 84        | (02 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (01-01) B                                                       |         |           |
| (69-80) C                                   |         |           | (00-00) C                                                       |         |           |
| (55-68) D                                   |         |           | (00-00) D                                                       |         |           |
| (39-54) E                                   |         |           | (00-00) E                                                       |         |           |
| (21-38) F                                   |         |           | (00-00) F                                                       |         |           |
| (1-20) G                                    |         |           | (00-00) G                                                       |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

