



10 Rochester Place

Prebendal Farm | Aylesbury | Bucks | HP19 7QZ



Williams  
PROPERTIES



# 10 Rochester Place

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Williams Properties are pleased to present this three bedroom end terrace house on Prebendal Farm. The property is in fair order throughout and consists of a living room, kitchen/diner, downstairs shower room, three double bedrooms and a bathroom. Outside there is a garden with a brick built shed and off road parking for two cars at the front. Viewing comes strongly advised on this property.

## Guide price £345,000

- Three Double Bedrooms
- Off Street Parking
- Enclosed Rear Garden
- Open Plan Kitchen/Diner
- End Terrace
- Walking Distance to Rail Links
- Close to Town Centre
- Viewings Highly Recommended

### Prebendal Farm

Prebendal Farm is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Aylesbury Vale Academy and Aylesbury Grammar Schools

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hallway

This entrance hallway features tiled flooring, a pendant light to the ceiling, carpeted open stairs rising to the first floor and doors to the living room, kitchen/diner and the downstairs shower room.





The property is conveniently located less than a minute walk from Bearbrook Combined School, whilst the Sir Henry Floyd Grammar School can be found approximately ten minutes away on foot. Aylesbury Town Centre offers an extensive range of shopping and leisure facilities as well as the mainline train station with direct services into London Marylebone is found a short walk away or can be reached by car or bus.



## Shower Room

This downstairs shower room features tiled flooring, a vanity unit featuring an inset hand wash basin with a mixer tap, a heated towel rail, fitted light to the ceiling, a frosted window, a fully tiled enclosed shower unit with an electric shower, partially tiled walls and a low level WC.

## Living Room

This lounge features wood effect flooring, a pendant light to the ceiling, wall mounted radiator, window to the front aspect and plenty of space for living room furniture.

## Kitchen/Diner

This open plan kitchen/diner features tiled flooring, fitted studio lights to the ceiling and the kitchen side includes a range of wall and base mounted units including a fitted oven, electric hob, extractor, basin with mixer tap and draining board, door to an inset storage cupboard, a window to the rear aspect and space and plumbing for a washing machine, dishwasher and space for a fridge/freezer.

The dining area features a wall mounted radiator, double French doors to the enclosed rear garden and space for dining room furniture.

## First Floor Landing

This first floor landing is comprised of a pendant light to the ceiling, carpeted flooring and doors to all three double bedrooms, the bathroom and storage cupboard.

## Bedroom

This bedroom features wood effect flooring, 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 master bedroom features a pendant light to the ceiling, a wall mounted radiator, window to the rear aspect and ample space for a double bed and other bedroom furniture.

## Bedroom

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

## Bathroom

This bathroom features fully tiled walls and flooring, a frosted window, bathtub with an electric overhead shower and mixer tap, a low level WC, vanity unit with an inset hand wash basin with tap and a fitted light to the ceiling.

## Garden

This enclosed rear garden features a patio area and a tiled walkway to the brick shed and rear gate and grass lawn laid to the remainder.

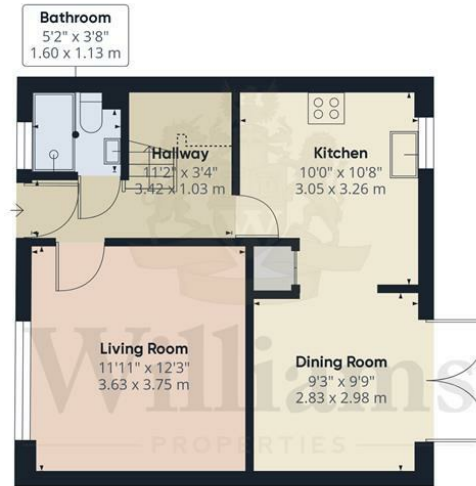
## Parking

Parking for two cars to the front of the property.

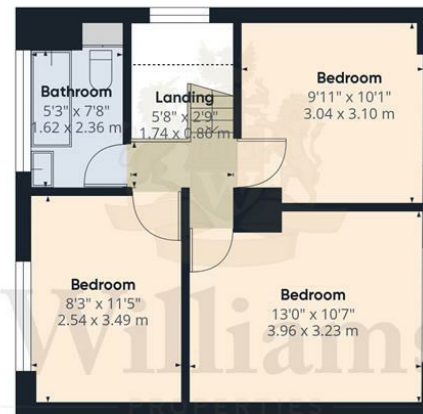
## Buyer Notes

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		
(12 plus) <b>A</b>			(12 plus) <b>A</b>		
(91-91) <b>B</b>			(91-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

829.79 ft<sup>2</sup>

77.09 m<sup>2</sup>

Reduced headroom

23.45 ft<sup>2</sup>

2.18 m<sup>2</sup>

(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 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.

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.