



56 Beresford Avenue

Savernake | Aylesbury | Buckinghamshire | HP19 9RU



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this two bedroom semi-detached house, situated in the very sought after area of Savernake, Aylesbury. The property is in great order throughout and consists of a kitchen, lounge/diner, downstairs bathroom and two large double bedrooms. Outside there is an enclosed rear garden, single garage and driveway parking. Viewing is highly recommended on this fantastic property.

£325,000

- Extension Potential STPP
- Two Double Bedrooms
- Close to Town Centre
- Downstairs Bathroom
- Cul-de-sac Location
- Semi-Detached
- Garage and Driveway
- Viewing 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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway is comprised of tiled flooring, a pendant light to the ceiling, frosted window to the front aspect, a doorway to the kitchen and doors to the bathroom and lounge/diner



The property is situated within walking distance of amenities including convenience store offering pitstop groceries and cash machine. Local schools include Haydon Abbey Combined Schools, the Aylesbury Vale Academy, St Michael's Catholic School and the Aylesbury High and Grammar Schools. There are good transport links with easy access by road to the A41 towards Bicester.



Kitchen

This kitchen is comprised of tiled flooring, a window to the side aspect overlooking the garden, studio spotlights to the ceiling, a range of wall and base mounted units including an inset basin with a mixer tap and draining board and space and plumbing for a dishwasher, washing machine, oven, hob, fridge and freezer.

Bathroom

This downstairs bathroom is comprised of tiled flooring, studio spotlights to the ceiling, a panelled bathtub with a mixer tap and overhead shower, low level WC, hand wash basin with a mixer tap inset into a vanity unit, a frosted window and fully tiled walls.

Lounge/Diner

This lounge/diner is comprised of wood effect flooring, a wall mounted radiator, a large window to the side aspect overlooking field views, studio spotlights to the ceiling and ample space for living and dining room furniture.

Bedroom

This large double bedroom is comprised of wood effect flooring, a fan with a light to the ceiling, window to the side aspect overlooking field views, a wall mounted radiator and ample space for a double bed and other bedroom furniture.

Bedroom

This spacious bedroom is comprised of studio spotlights to the ceiling, a wall mounted radiator, a window overlooking the garden, carpeted flooring, inset wardrobes. Ample space for a double bed and other bedroom furniture.

Garden

This enclosed rear garden is comprised of a patio area with plenty of space for a plethora of garden furniture and grass laid to the remainder. Flower beds surround the grass lawn and there is a side door to the garage.

Garage & Parking

This single garage is comprised of a fitted light to the ceiling and an up and over door. Driveway to the front for one vehicle.

Buyer Notes

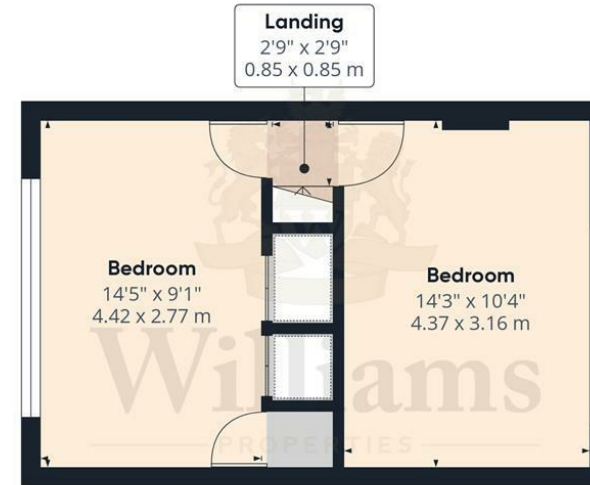
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
(1-1) G			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not environmentally friendly - higher CO ₂ emissions			
(1-1) G			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]

755.29 ft²
70.17 m²

Reduced headroom

6.39 ft²
0.59 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.