



6 Burcott Lane

Bierton | Aylesbury | Buckinghamshire | HP22 5AU



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Williams Properties are delighted to present this two bedroom semi-detached bungalow in the village of Bierton, Buckinghamshire. The property consists of a kitchen/diner, living room, two bedrooms, a bathroom and outside an enclosed rear garden, garage and driveway parking. Viewing comes highly recommended on this wonderful bungalow.

£375,000

- Semi Detached Bungalow
- Village Location
- Walking Distance to Schools
- In Need Of Full Refurbishment
- Two Double Bedrooms
- Close To All Amenities
- Front And Rear Gardens
- Viewings Highly Recommended

Bierton

Bierton village has two public houses, a large church, playing fields and a very sought after village school. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Porch

This entrance porch is comprised of tiled flooring, a fitted light to the ceiling and a glass door leading to the hallway.



There are excellent road and transport links from the village, with the A418 running through Bierton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury, surrounding towns and villages.



Hallway

Enter through the front porch into this hallway, comprising of carpeted flooring, two pendant lights to the ceiling, a wall mounted radiator and doors to the bathroom, both bedrooms, lounge and kitchen/diner.

Bathroom

This bathroom is located at the front of the property and is comprised of fully tiled walls, laminate flooring, a fitted light to the ceiling, a frosted window to the side aspect and frosted circular window to the front aspect. A panelled bathtub with an overhead shower and a mixer tap, wall mounted radiator, hand wash basin with hot and cold taps and a low level WC.

Bedroom

This master bedroom features carpeted flooring, a pendant light to the ceiling, window to the front aspect, a large fitted wardrobe, wall mounted radiator and space for a double bed and other bedroom furniture.

Kitchen/Diner

This kitchen diner is comprised of wood effect flooring, a fitted light to the ceiling, a window to the side aspect, a wall mounted radiator and a range of wall and base mounted units including an inset sink with a draining board and mixer tap, a double oven and grill, fridge/freezer and there are doors to the driveway and a sliding door to the hallway.

Bedroom

This bedroom is located to the rear of the property and is comprised of carpeted flooring, a pendant light to the ceiling, wall mounted radiator, a window to the rear aspect and an inset wardrobe at which stores the boiler on one end. Ample space for a double bed and other bedroom furniture.

Living Room

This living room features two pendant lights to the ceiling, carpeted flooring, a wall mounted radiator, windows and a door leading to the enclosed rear garden. Space for typical living room furniture.

Garden

The enclosed rear garden is comprised of a patio area to the rear of the property with space for a range of garden furniture. Grass lawn laid to the remainder and there is a door to the rear of the garden.

Garage & Parking

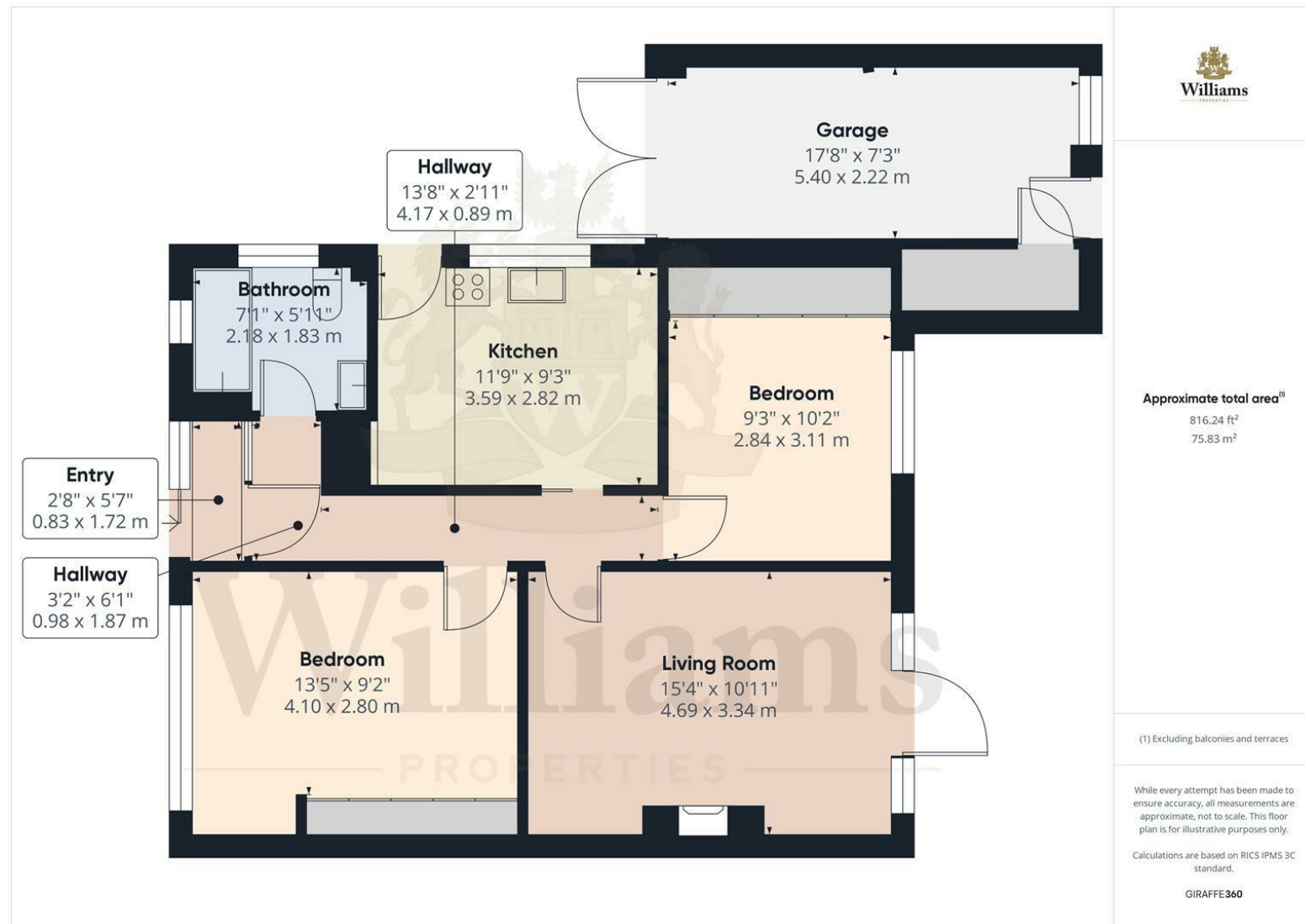
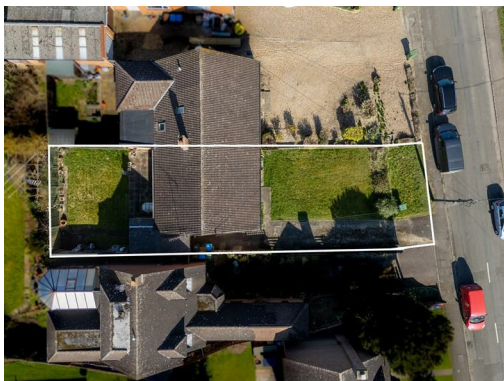
There is a single garage and a long driveway with parking for multiple vehicles.

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 plus) A			84
(81-91) B			
(69-80) C			67
(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			
(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			
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.