



Tring Road

Town Centre | Aylesbury | Buckinghamshire | HP20 1LD



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Williams Properties are delighted to welcome to the market a brilliant and unique investment opportunity consisting of a HMO and three flats. Comprising of two properties with a shared annex, these are to be bought together, consisting of a total of 10 bedrooms, 5 bathrooms, 2 WC's, 3 kitchen / diners, multiple reception rooms and off road parking for multiple vehicles. Viewings are highly recommended on this exciting investment opportunity.

£850,000

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Left Side First Floor

Enter through the front door to 41 into this entrance hallway comprising of carpeted flooring, a pendant light to the ceiling, carpeted stairs rising to the first floor and a door leading to the living room.

The living room is comprised of carpeted flooring, a pendant light to the ceiling, fitted fireplace, wall mounted radiator and bay window to the front aspect.

The dining room features a fitted fireplace, carpeted flooring, window to the rear aspect, pendant light to the ceiling and door to the landing and living room.

The landing is comprised of stairs to the downstairs landing, carpeted flooring, a fitted light to the ceiling and a door leading to the side entrance.

The side entrance hallway is comprised of a wall mounted radiator, light to the ceiling, side door to the outside passage and further doors to the landing, bathroom and cloakroom.

The bathroom is comprised of spotlights to the ceiling, tiled flooring, frosted window, fully tiled walls, a hand wash basin with H&C taps, low level w/c and a panelled bathtub.

The cloakroom is comprised of tiled flooring, a pendant light to the ceiling, fully tiled walls, hand wash basin with H&C taps and a low-level w/c





- *NO CHAIN*
- Multiple Kitchens
- Amazing Investment Opportunity
- Multiple Bedrooms
- Multiple Bathrooms
- Viewings Highly Recommended

Left Side Lower Floor

The landing is comprised of tiled flooring, a wall mounted light and doorways leading to two large storage cupboards, a bedroom and kitchen/diner.

The bedroom features carpeted flooring, a pendant light to the ceiling, integrated storage cupboards, a bay window to the front aspect and space for a double bed and other bedroom furniture.

The kitchen/diner is comprised of tiled flooring, a fitted light to the ceiling, window to the rear aspect and a range of wall and base mounted units including an inset sink with a mixer tap and draining board, extractor and space and plumbing for a fridge / freezer, washing machine and double oven & stove.

Left Side First Floor

The first-floor landing is comprised of carpeted flooring, a window to the rear aspect, a pendant light to the ceiling and doors leading to a bedroom and kitchen/diner.

The kitchen/diner is comprised of wood effect flooring, storage cupboard, a pendant light to the ceiling, window to the rear aspect and base mounted units including an inset sink with H&C taps and a draining board and space for other white goods and dining room furniture.

The bedroom features carpeted flooring, two windows to the front aspect, a storage cupboard, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Left Side Second Floor

The second-floor landing features carpeted flooring, loft access, a window to the rear aspect, a fitted light to the wall and doors to the top floor bathroom and bedroom.

The second floor well sized bathroom features a pendant light to the ceiling, wood effect flooring, a frosted window, a hand wash basin with a mixer tap, low level w/c and an enclosed shower unit.

This bedroom is comprising of carpeted flooring, a pendant light to the ceiling, integrated storage cupboards, a window to the front aspect and space for a double bed and other bedroom furniture.



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Right Side Ground Floor

Enter through the front door to 43 into this entrance hallway comprising of carpeted flooring, a pendant light to the ceiling, carpeted stairs rising to the first floor and ground floor landing and doors leading to two double bedrooms.

This bedroom is comprised of carpeted flooring, a bay window to the front aspect, a fitted light to the ceiling and space for a double bed and other bedroom furniture.

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the rear aspect and space for a double bed and other bedroom furniture.

This ground-floor landing features stairs to the bottom floor, entrance hallway, carpeted flooring and a door leading to the side entrance hall.

This side entrance hallway is comprised of a fitted light to the ceiling, tiled flooring, a side door to the outside passage and further doors to two w/c's and bathroom.

This WC features tiled flooring, a fitted light to the ceiling, fully tiled walls and a low-level WC.

This WC features tiled flooring, a fitted light to the ceiling and a low-level WC.

This bathroom features tiled flooring, a frosted window, a fitted light to the ceiling, hand wash basin with H&C taps, tiling to splash sensitive areas and an enclosed shower unit.

Right Side Lower Floor

This landing is comprised of carpeted flooring, a fitted light to the ceiling and doorways leading to a large storage cupboard, the open plan kitchen/diner and a bathroom.

This under-stair bathroom is comprised of tiled flooring, a fitted light to the ceiling, hand wash basin with H&C taps and panelled bathtub with H&C taps.

This kitchen comprises of tiled flooring, a fitted light to the ceiling, window to the rear aspect, tiling to splash sensitive areas, open plan access to the dining room and a range of wall and base mounted units including a double oven and electric stove, extractor, basin with H&C taps and space for other white goods.

This dining room features a bay window to the front aspect, a fitted light to the ceiling, tiled flooring, open plan access to the kitchen and ample space for dining room furniture.

Right Side First Floor

The first floor landing is comprised of carpeted flooring, a pendant light to the ceiling, stairs rising to the second floor, a window to the rear aspect and door leading to two bedrooms.

This bedroom is comprised of a window to the rear aspect, carpeted flooring, a pendant light to the ceiling, door to a storage cupboard and space for a double bed and other bedroom furniture.

This bedroom is comprised of carpeted flooring, two windows to the front aspect, storage cupboard, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Right Side Second Floor

This second floor landing features a window to the rear aspect, pendant light to the ceiling, carpeted flooring and doors to a storage cupboard and two bedrooms.

This bedroom features carpeted flooring, a pendant light to the ceiling, window to the rear aspect and space for a bed and other bedroom furniture.

This bedroom features a window to the front aspect, carpeted flooring, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

Annex

The annex entrance hallway is comprised of carpeted flooring, a fitted light to the ceiling, a frosted window to the side aspect and a door to the lounge / diner.

This lounge / diner features carpeted flooring, pendant light to the ceiling, door to the kitchen, window to the front aspect and space for living and dining room furniture.

The annex kitchen features carpeted flooring, a frosted window, range of base and wall mounted units with an inset basin with H&C taps and a draining board. Space for other white goods.

The bedroom is comprised of a window to the rear aspect, carpeted flooring, pendant light to the ceiling and space for a single bed and other bedroom furniture.

The annex bathroom features a frosted window, low level WC, a fitted light to the ceiling, carpeted flooring and an enclosed shower unit.

Buyer Notes

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
[92-101] A			83	[92 plus] A			
[81-91] B				[81-91] B			
[69-80] C		65		[69-80] C			
[55-68] D				[55-68] D			
[39-54] E				[39-54] E			
[21-38] F				[21-38] F			
[1-20] G				[1-20] G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

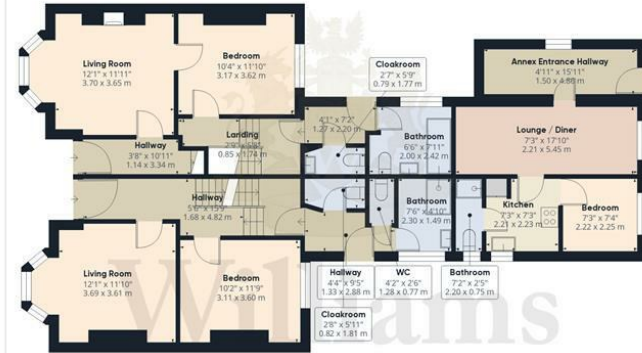




Floor -1



Floor 1



Floor 0



Floor 2



Approximate total area[®]

3242.52 ft²

301.24 m²

Reduced headroom

49.68 ft²

4.62 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 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.