



55 Old Stoke Road

Southcourt | Aylesbury | Buckinghamshire | HP21 8DE



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Williams Properties would like to welcome to the market this lovely three bedroom semi-detached recently redecorated home situated on the southside of Aylesbury. The property boasts a large rear garden, three bedrooms, family bathroom, living room and kitchen/diner. Viewing is highly recommended.

Guide price £390,000

- Semi Detached
- Three Bedrooms
- Generous Rear Garden
- Nearby To Amenities & Schools
- Viewing Highly Recommended

Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and 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 featuring monochrome wood effect flooring, a wall mounted radiator, carpeted stairs to the first floor and a door to the living room and open plan access to the kitchen/diner.



Situated on the South West side of the town and nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone.



Living Room

The living room consists of a bay window to the front aspect, carpet laid to the floor, a wall mounted radiator and spotlights fitted to the ceiling. Space for a sofa suite and other living room furniture.

Kitchen/Diner

This kitchen consists of a range of wall and base mounted units with roll on worktops, an inset sink bowl unit with a mixer tap, a window and single and double French doors to the rear aspect, an integrated oven, gas hob, extractor, fridge/freezer and dishwasher. Monochrome wood effect flooring, spotlights to ceiling and a wall mounted radiator.

Landing

Carpeted stairs rising from the ground floor, a window to the side aspect, carpeted flooring, spotlights to the ceiling and doors to all bedrooms and the family bathroom.

Bedroom

This bedroom consists of a window to the rear aspect, carpet laid to the floor, spotlights to ceiling and a wall mounted radiator. There is space for a double bed and other bedroom furniture.

Bedroom

The second bedroom consists of a window to the front aspect, carpet laid to the floor, a wall mounted radiator and pendant lights to ceiling. There is space for a king size bed and other bedroom furniture.

Bedroom

The master bedroom consists of carpet laid to the floor, spotlights to the ceiling, a wall mounted radiator and a window to the rear aspect. There is space a king sized bed and other bedroom furniture.

Bathroom

The family bathroom is tiled to splash sensitive areas and comprises a low level w/c, hand wash basin unit inset into a vanity unit, a panelled bathtub with overhead shower attachment, spotlights to the ceiling, vinyl flooring laid to the floor, a heated towel rail and a frosted window to the front aspect.

Garden

The Garden features a large block paved patio area with space for garden furniture and an expanse of grass lawn to the remainder.

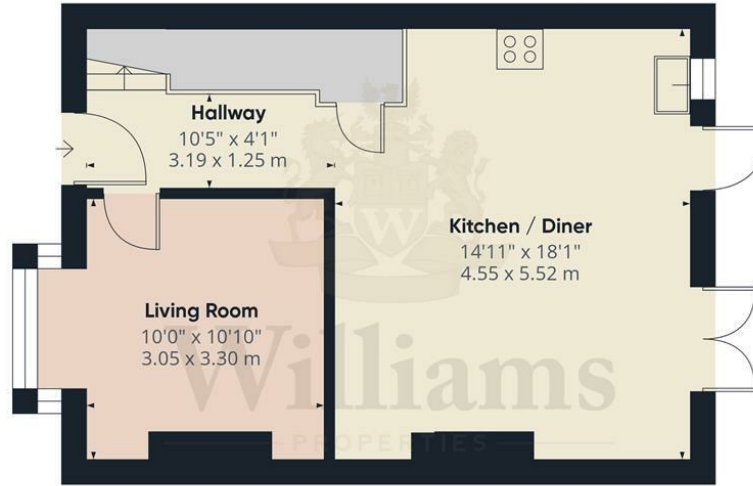
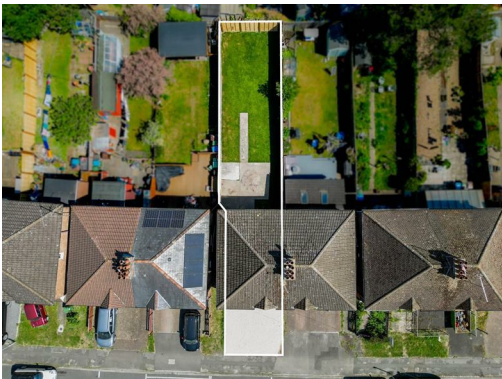
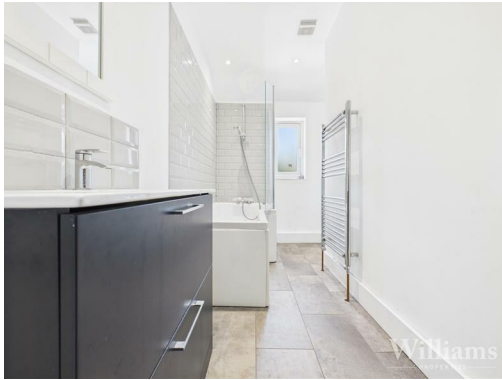
Parking

Landscaped stone garden to the front ideal for parking subject to the curb being dropped by the council.

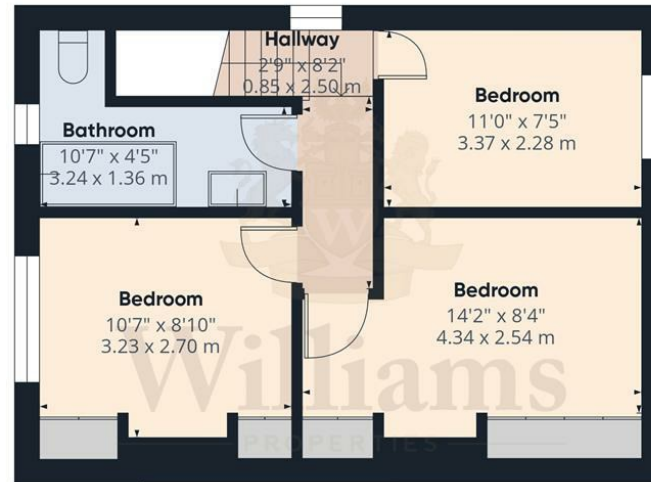
Buyer Notes

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		84	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area⁽¹⁾
848 ft²
78.9 m²

(1) Excluding balconies and terraces

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.