



49 Priory Crescent

| Aylesbury | Buckinghamshire | HP19 9NZ



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Williams are delighted to welcome to the market this three bedroom mid-terraced house in Aylesbury, close to amenities and offered with no upper chain. The property comprises of a large double length lounge, kitchen, dining room and cloakroom to the ground floor, with three bedrooms, WC and bathroom to the first floor. There is a large garden to the rear and a driveway accommodating multiple vehicles to the front. Viewing comes highly recommended on this ideal family home.

Offers in excess of £375,000

- Three Double Bedrooms
- No Upper Chain
- Mid-Terraced
- Driveway Parking
- Good Condition Throughout
- Porch Extension
- Close To All Amenities & The Town Centre

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

This entrance hallway is comprised of wood effect flooring, pendant lights to the ceiling, carpeted stairs to the first floor, a wall mounted radiator and doors to the kitchen/diner and the living room.



The property is located just off Weedon Road, a main thoroughfare in the town which allows easy access to the A41 towards Bicester. There is a bus route which provides regular services in to Aylesbury and the surrounding towns and villages. Opposite the Haydon abbey primary and st Michaels secondary school



Living Room

This living room is composed of wood effect flooring, two fitted lights to the ceiling, a window to the front aspect, French double doors to the enclosed rear garden, a feature fireplace, a wall mounted radiator and ample space for a sofa set and other lounge furniture.

Kitchen / Diner

This kitchen/diner features wood effect flooring, studio spotlights to the ceiling, a window and door to the rear aspect, a further doorway to the pantry, a wall mounted radiator and a range of wall and base mounted units including an inset sink with a mixer tap, oven, hob, extractor and space for a range of other white goods.

Landing

This first floor landing is composed of carpeted flooring, a pendant light to the ceiling, and doors to all three bedrooms, the cloakroom and family bathroom.

Bedroom

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

Bedroom

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

Bedroom

The master bedroom is comprised of carpeted flooring, a window to the front aspect, a pendant light to the ceiling, door to an integrated wardrobe and space for a king sized bed and other bedroom furniture.

Cloakroom

This cloakroom is comprised of tiled flooring, a frosted window, fitted light to the ceiling and a low level w/c.

Bathroom

This bathroom is comprised of tiled flooring, fully tiled walls, a frosted window, heated towel rail, a hand wash basin with a mixer tap inset into a vanity unit, fitted light to the ceiling and a panelled bathtub with a mixer tap and overhead shower.

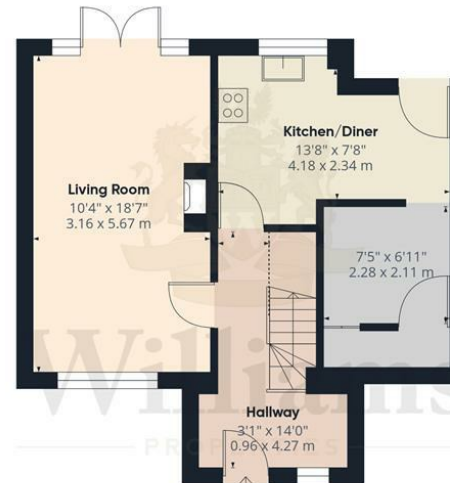
Garden

This enclosed rear garden features a patio area with space for garden furniture, a pathway to the rear of the garden and grass lawn laid to the remainder.

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					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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^m

884 ft²

82.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. 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.

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.