



28 Roberts Drive

Town Centre | Aylesbury | Buckinghamshire | HP19 9PP



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NO ONWARD CHAIN Williams Properties are pleased to welcome to the market this excellent two bedroom terraced house in a sought after central location. The property is in good condition throughout and comprises of a lounge/diner, kitchen, two bedrooms and bathroom. Outside, there is an enclosed rear garden and off street parking. Viewing is strongly recommended on this excellent starter home or buy to let investment.

Offers in excess of £265,000

- ***NO ONWARD CHAIN***
- Two Bedroom House
- Enclosed Rear Garden
- Close To Schools
- Central Location
- Off Street Parking
- Close To Town & Station
- Viewings Highly Recommended

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 B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

The entrance hall consisting of doorways to the kitchen and lounge/diner, wood effect flooring, a fitted light to the ceiling and carpeted stairs rising to the first floor.



The property is located on a quiet no through road within walking distance to the town centre of Aylesbury, providing a train station, shops and leisure facilities. Local schools include Elmhurst School (Infant Catchment), the Aylesbury Vale Academy (Secondary Comprehensive) and the Aylesbury High and Grammar Schools.



Kitchen

This kitchen is comprised of wood effect flooring, window to the front aspect, an inset sink with a mixer tap and draining board, an inset dishwasher, fridge/freezer, double oven, electric stove and extractor.

Lounge/Diner

This lounge/diner is comprised of carpeted flooring, window to the rear aspect, door to the enclosed rear garden, studio spotlights to the ceiling, a door to an under stairs storage cupboard, wall mounted radiator and space for living and dining room furniture.

Landing

The first floor landing is comprised of carpeted flooring, a fitted light to the ceiling, and doors to a storage cupboard, two bedrooms and the bathroom.

Bathroom

This bathroom is comprised of fully tiled walls, a frosted window, low level w/c, a wall mounted radiator, panelled bathtub with a mixer tap and overhead shower and a hand wash basin with taps.

Bedroom

This bedroom features carpeted flooring, a window to the front aspect, a wall mounted radiator, studio spotlights to the ceiling and space for a single bed and other bedroom furniture.

Bedroom

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

Garden

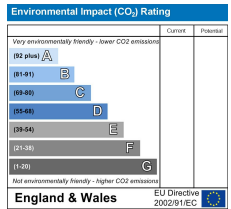
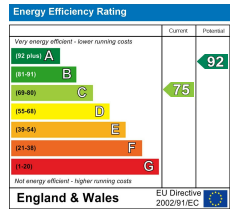
This enclosed rear garden is comprised of a concrete pathway through the garden, grass lawn to the remainder and a gate to the rear with access to the parking.

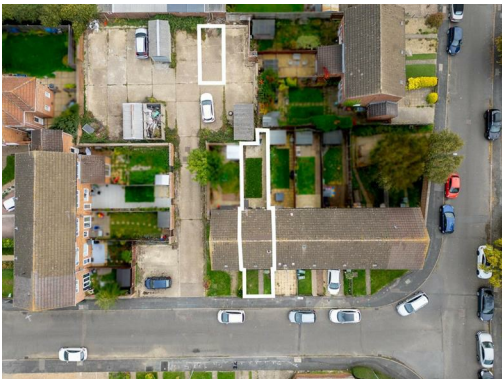
Parking

There is allocated parking spots for one vehicle

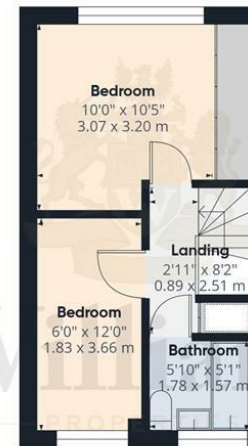
Buyer Notes

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾
514 ft²
47.9 m²

(1) Excluding balconies and terraces

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. This floor plan is intended for illustration only.

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.