



65 Stoke Road

Town Centre | Aylesbury | Buckinghamshire | HP21 8BL



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this well spacious three double bedroom Victorian house in Aylesbury Town Centre, close to all shopping and leisure facilities. The property consists of a kitchen, downstairs bathroom, lounge/diner, downstairs and upstairs three double bedrooms and a further loft room. Outside there is an enclosed rear garden and gated access to the small parking space. We highly recommend a viewing.

Offers in excess of £285,000

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 B

Local Authority

Buckinghamshire Council

Services

All main services available

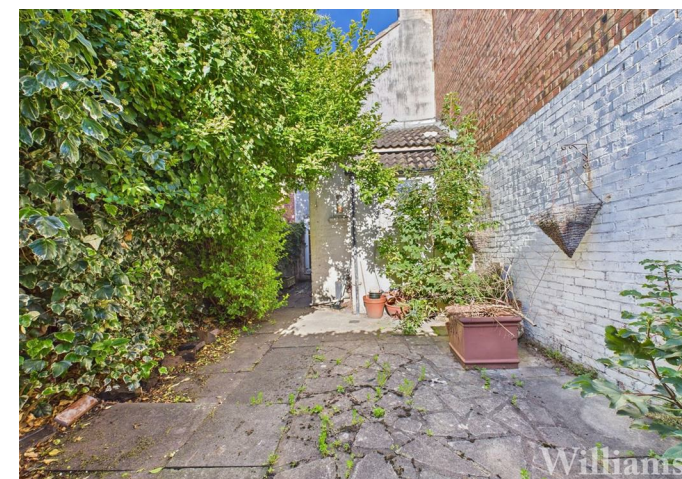
Entrance Hallway

Enter through the front door into the entrance hallway, with wooden boarded flooring, a pendant light to the ceiling and doors to the lounge/diner and stairs rising to the first floor.

Lounge/Diner

This lounge/diner is comprised of wooden boarded flooring, wall mounted and pendant lights to the ceiling, two wall mounted radiators, a bay window to the front aspect, an exposed brick fireplace, doorway to the kitchen and a door to the enclosed rear garden.





- In Need Of Refurbishment
- Open Plan Lounge/Diner
- Courtyard Style Garden
- Walking Distance To The Grammar Schools
- Three Double Bedrooms & Loft Room
- Garage & Parking
- Town Centre Location
- Walking Distance To The Train Station & Town Centre

Kitchen

The kitchen features a window to the side aspect, tiled flooring, an exposed brick fireplace, pendant light to the ceiling, door to the bathroom and a range of wall and base mounted units including an integrated oven, gas hob and overhead extractor and an inset sink with a draining board and mixer tap.

Bathroom

This downstairs bathroom is comprised of a frosted window, tiled flooring, a wall mounted radiator, low level w/c, spotlights to the ceiling, a hand wash basin with hot and cold taps and a panelled bathtub with taps and an electric shower.

First Floor

Stairs to the first floor landing with a light fitting to the ceiling and doors to all three double bedrooms.

Bedroom

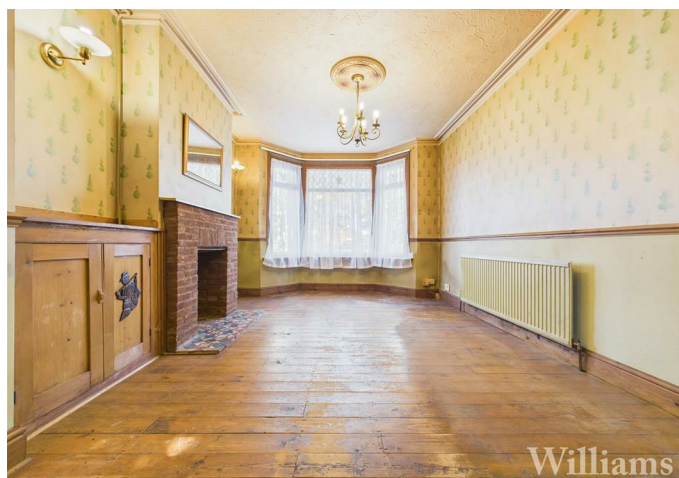
Bedroom one consists of a feature fireplace, light fitting to ceiling and windows to the front aspect and a door to the staircase leading to the loft room. There is space for a king size bed and other bedroom furniture.

Bedroom

Bedroom two consists of light fitting to ceiling, a wall mounted radiator and window to the rear aspect. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom three consists of light fitting to ceiling, a wall mounted radiator and window to the rear aspect. Space for a bed and other bedroom furniture.



The property offers convenient access to an array of shopping, dining, and leisure facilities, all within walking distance. The property is ideally situated near Aylesbury train station, which provides direct trains into London Marylebone in under one hour, perfect for commuters.



Rear Garden

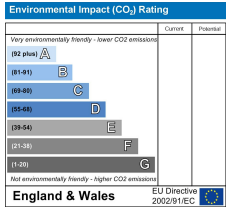
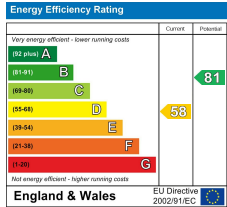
Enclosed courtyard style rear garden with block paving leading out from the kitchen. There is rear access and a door leading into the garage.

Garage & Parking

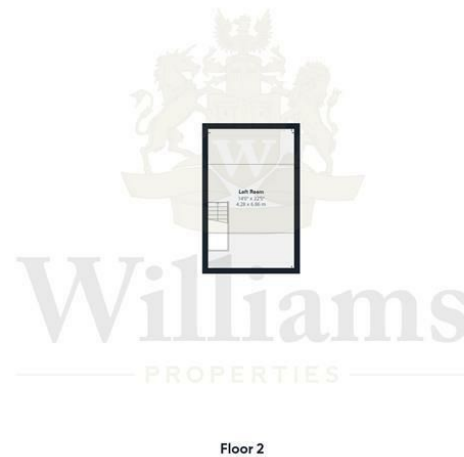
Garage of which may need some tlc , with parking in front for a small vehicle.

Buyers 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.







Approximate total area^m

1341 ft²

124.6 m²

Reduced headroom

163 ft²

15.2 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 not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.