



26 Boldison Close

| Aylesbury || HP19 8JL



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VIEWINGS AVAILABLE FROM 8TH OCTOBER Williams Properties are delighted to present this two bedroom end terraced house in the Aylesbury town centre. The property is in immaculate condition and consists of a kitchen, lounge/diner, downstairs WC, two bedrooms and a bathroom. Outside, there is an enclosed rear garden. We strongly recommend a viewing on this ideal family home.

Offers in excess of £285,000

- End Terrace
- Open Plan Lounge / Diner
- Close To Town Centre
- Two Double Bedrooms
- Aylesbury Town Location
- Immaculate Condition Throughout

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

Lounge/Diner

Enter through the front door into the lounge/diner comprising of carpeted flooring, two wall mounted radiators, two pendant lights to the ceiling, a window to the front aspect and doors to a storage cupboard and hallway. Ample space for typical living room furniture.



The property is within walking distance to all of the leisure and shopping facilities of Aylesbury Town Centre. Transport links are aplenty with excellent road links to the A41 towards Bicester, and the mainline train station with services directly into London Marylebone is a short walk away. Catchment infant/junior schools include Haydon Abbey School. Catchment secondary schools include Aylesbury Vale Academy/ St Michael's and the Aylesbury Grammar Schools.



Hallway

The hallway features a door to the enclosed rear garden and downstairs cloakroom, wood effect flooring, open plan access to the kitchen, carpeted stairs to the first floor, a wall mounted radiator and a pendant light to the ceiling.

Kitchen

This kitchen is comprised of a window to the rear aspect, wood effect flooring, studio spotlights to the ceiling and a range of wall and base mounted units including an inset oven, gas stove, extractor, cupboard downlights, a sink with a mixer tap and draining board and a washing machine and dishwasher below counters.

Cloakroom

This downstairs cloakroom is comprised of tiled flooring, a wall mounted radiator, a pendant light to the ceiling, a frosted window, low level w/c and a hand wash basin with a mixer tap.

Landing

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling, and doors to a bathroom and both bedrooms.

Bedroom

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

Bathroom

This bathroom is composed of a frosted window, studio spotlights to the ceiling, tiled flooring, a low level w/c, a heated towel rail, hand wash basin with a mixer tap and a panelled bathtub with an overhead shower attachment.

Bedroom

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

Garden

This enclosed rear garden features wooden decking, a shed to the rear and a gate to the side access.

Estate Charge

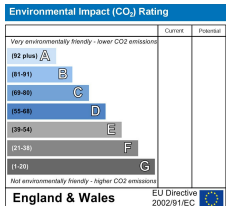
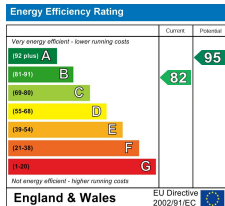
£20 per month

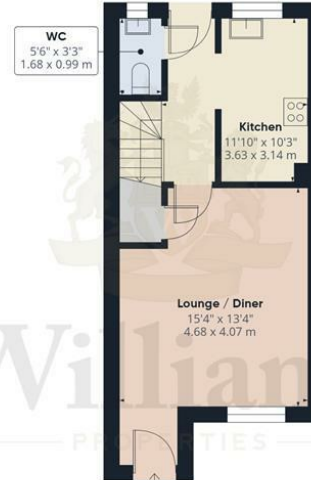
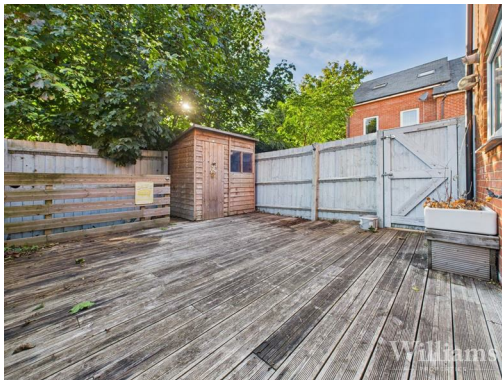
Buyer Notes

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.

Allocated Parking

2 allocated parking spaces





Floor 0



Floor 1



Approximate total area⁽¹⁾
694 ft²
64.6 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.