



74 Coventon Road

Meadowcroft | Aylesbury | Buckinghamshire | HP19 9ND



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this two bedroom semi-detached house on Meadowcroft, in Aylesbury. The property consists of a living room, kitchen, downstairs bathroom and two double bedrooms. Outside there is a south facing rear garden and a brick built shed. Viewing comes highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £300,000

- Two Double Bedrooms
- Semi-Detached
- South Facing Rear Garden
- Walking Distance to Shops
- Downstairs Shower Room
- Viewing Highly Recommended

Meadowcroft

Meadowcroft can be found located on the North side of the Town Centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Haydon Abbey Combined School & Secondary – Aylesbury Vale Academy, Aylesbury Grammar Schools.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



The property is within walking distance from amenities including a shop offering pitstop groceries and a cash machine. Further amenities and a mainline train station can be found in Aylesbury Town Centre which is easily accessible via foot or bus. There are excellent transport links including road access to the A41.



Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room, kitchen and downstairs bathroom. Stairs rise to the first floor landing.

Living Room

Living room consists of wood effect flooring and a window to the front aspect. There is space for a three piece suite and other living room furniture.

Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops. Stainless steel sink, draining board and taps. There is space and plumbing for a washing machine, fridge/freezer and for a free standing oven. Window to the rear aspect, a door leading out to the rear garden and understairs storage.

Downstairs Bathroom

Downstairs bathroom consists of tiles laid to the floor and to the surround. There is a bath with overhead shower and glass screen, hand wash basin and low level WC. Window to the side aspect.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into both bedrooms.

Bedroom One

Bedroom one consists of carpet laid to the floor and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

Rear Garden

South facing enclosed rear garden with patio leading out from the kitchen, with grass laid to the remainder. There is a brick built shed with ample space for storage and a wooden gate for side access.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

