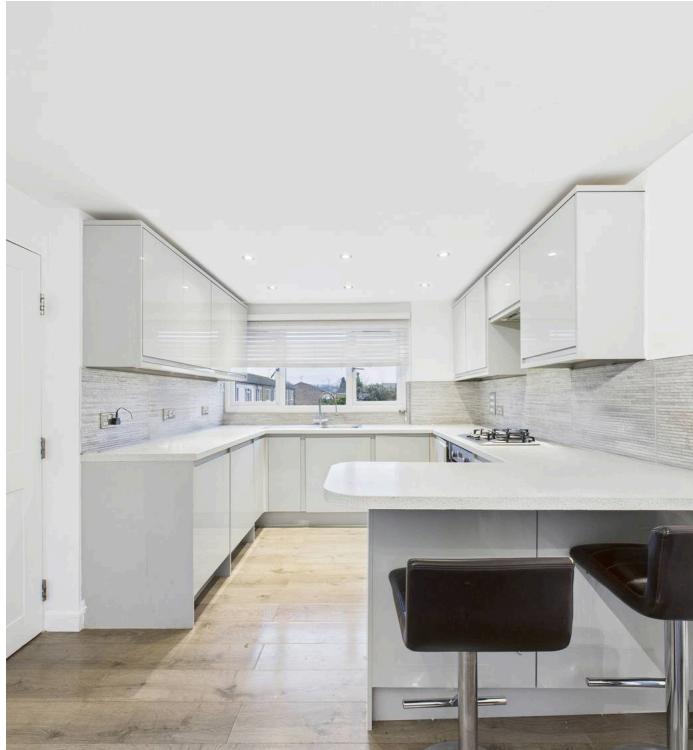




**158 Fowler Road, Aylesbury**  
**£165,000**



**Williams**  
PROPERTIES



## 158 Fowler Road

Aylesbury, Aylesbury

Immaculate first floor maisonette with open plan kitchen/diner, king sized bedroom, modern bathroom and stylish interiors. Ideal for first time buyers, professionals or investors.

Prebendal Farm is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Aylesbury Vale Academy and Aylesbury Grammar Schools Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## **Entrance Hall**

Enter through the front door into the ground floor entrance hall with storage area and stairs to first floor landing which has all rooms off, a large storage cupboard and airing cupboard.

## **Kitchen/Living Area**

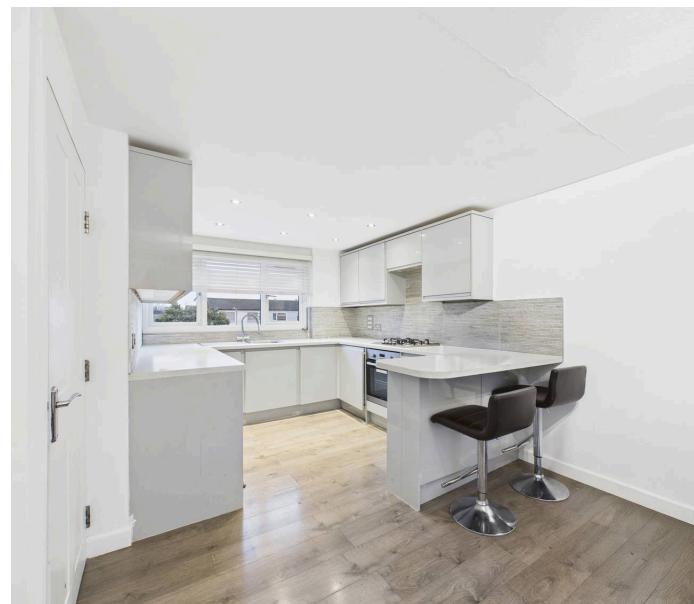
The open plan kitchen/lounge area features a window to the front aspect, two wall mounted radiators, a range of wall and base mounted units with roll top work surfaces over, a breakfast bar, inset sink and drainer, fitted oven and hob, space for fridge freezer and washing machine, window to rear aspect, wood effect floor and part tiled walls. Space for living room furniture.

## **Bedroom**

Comprised of a window to front aspect, radiator and wood effect flooring, fitted light to the ceiling and space for a king sized bed and other bedroom furniture.

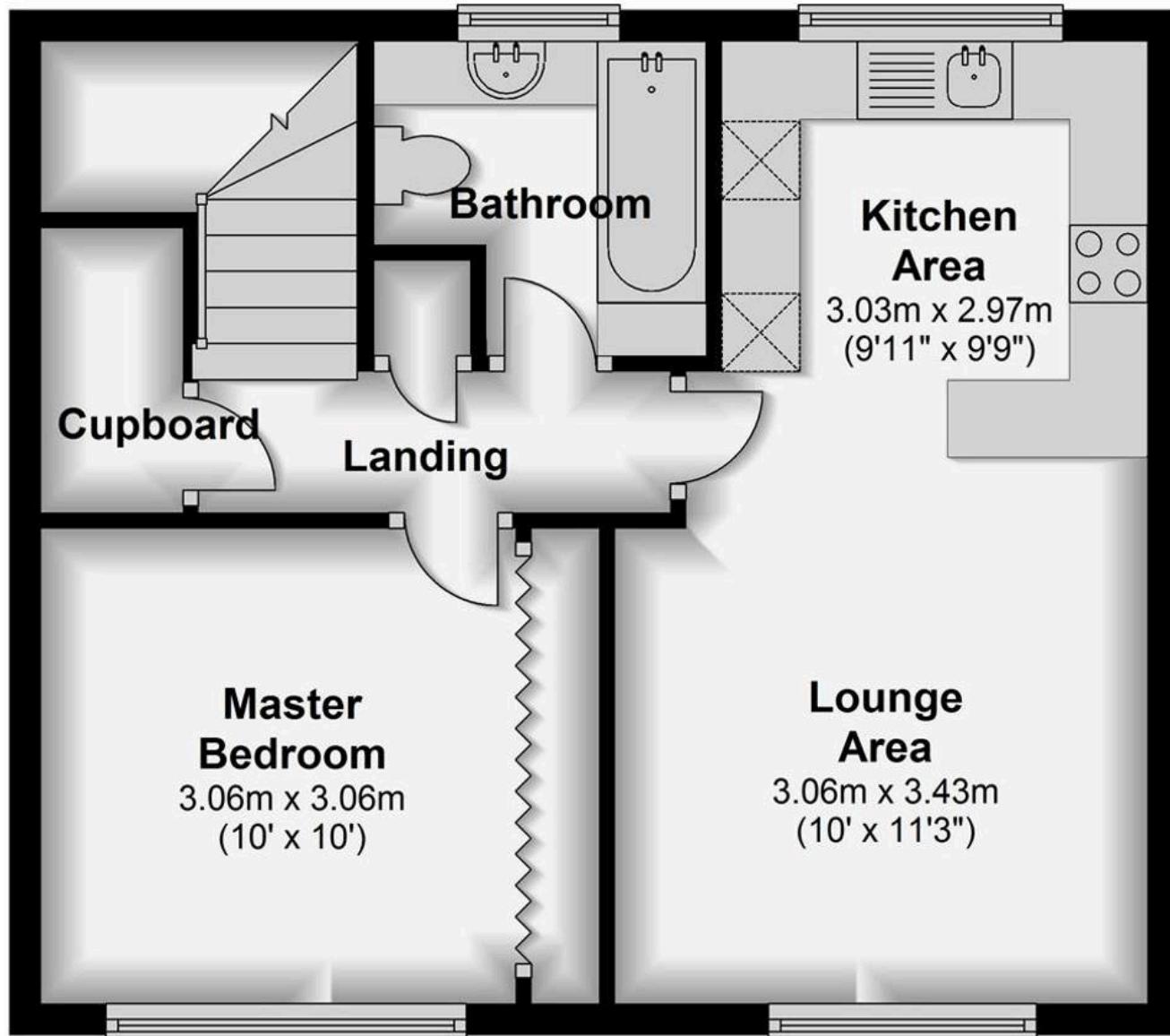
## **Bathroom**

The bathroom comprises of a panelled bath with shower over, a hand wash basin with vanity unit under and mixer tap, a low level WC, heated towel rail, tiled walls and a frosted window.



# Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 44.0 sq. metres (473.8 sq. feet)