





BELGRAVE ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £350,000

FREEHOLD

A three bedroom house offered with no onward chain and benefits from front and rear gardens, living room, kitchen, three bedrooms and bathroom. The property is close to local schools, amenities and park.

GEORGE DAVID

BELGRAVE ROAD

• THREE BEDROOM HOUSE • NO UPPER CHAIN • FRONT AND REAR GARDENS • CLOSE TO SCHOOLS • CLOSE TO AMENITIES • WITHIN REACH OF A41 COMMUTER ROUTE • COUNCIL TAX BAND B • CLOSE TO PARK





LOCATION

Haydon Hill is an estate constructed in the late 70`s/early 80`s to the north west of Aylesbury`s Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

ENTRY - Further door into hallway.

HALLWAY - Stairs to the first floor. Doors to living room, kitchen and leading out to garden. Under stairs cupboard.

LIVING ROOM - Dual aspect room with space for a sofa set and dining set.

KITCHEN - Range of wall and base units with worktops, inset gas hob, oven and cooker hood, space for fridge/freezer and washing machine.

FIRST FLOOR LANDING - Doors to all rooms. Airing cupboard and loft access.

BEDROOM ONE - Double room with built in wardrobe.

BEDROOM TWO - Double room.

BEDROOM THREE - Single room.

BATHROOM - Fully tiled with hand wash basin, WC, bathtub with shower attachment, radiator.

OUTSIDE

FRONT GARDEN - Pathway leads to front door, grass areas on either side.

REAR GARDEN - Patio and pathway, grass area, garden shed. Access to the front.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

BELGRAVE ROAD

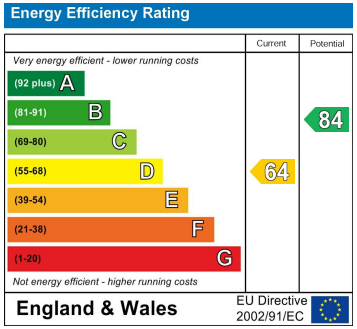












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk