



## ALBERT STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £270,000

FREEHOLD

A two bedroom terraced home ideally situated in a central location, within easy walking distance of the town centre and highly regarded grammar schools. The accommodation comprises a living room, separate dining room, kitchen and a downstairs bathroom. To the first floor are two bedrooms with a nursery/study. Externally, the property benefits from a private garden and the added advantage of off-road parking to the rear. An excellent opportunity for families, first-time buyers, or investors seeking a conveniently located home.



# ALBERT STREET

- CENTRAL LOCATION • TWO BEDROOM
- TERRACED HOUSE • DOWNSTAIRS
- BATHROOM • OFF-ROAD PARKING TO THE
- REAR • WALKING DISTANCE TO TOWN
- CENTRE • WALKING DISTANCE TO GRAMMAR
- SCHOOLS • MAIN BEDROOM WITH ADDITIONAL
- STUDY/NURSERY • ENCLOSED REAR GARDEN



## LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

## ACCOMMODATION

The property is entered directly into the living room, creating a bright and welcoming space. This leads through to the dining room, which offers ample space for a dining table and chairs and features stairs rising to the first floor. Beyond the dining room is a galley-style kitchen fitted with a range of units and providing space for a cooker, washing machine and under-counter fridge and freezer. To the rear of the property is a ground floor bathroom fitted with a bath suite.

To the first floor, the landing provides access to the

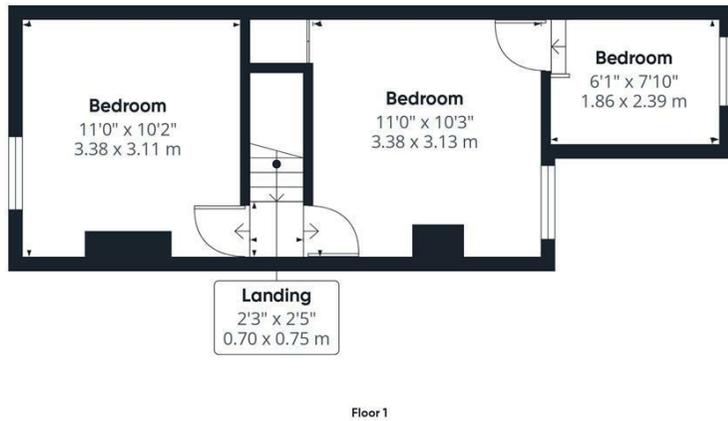
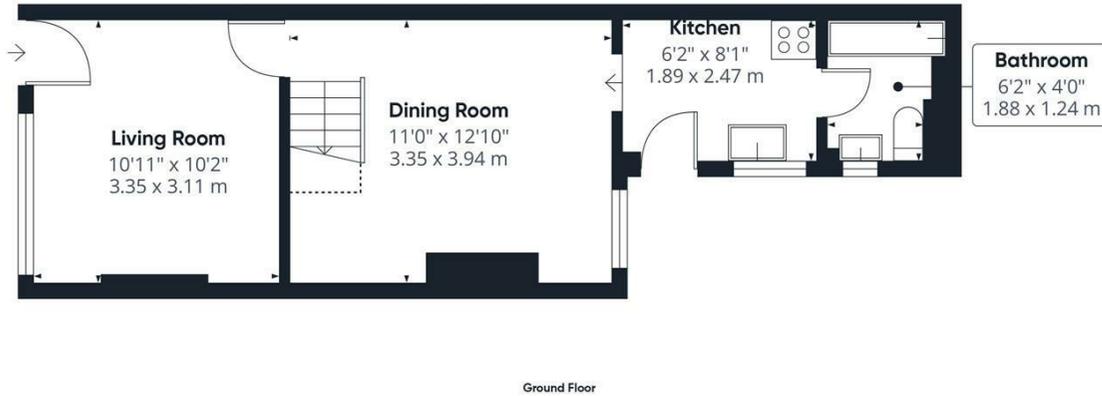
loft and leads to two bedrooms. The main bedroom benefits from access to an additional study/nursery room, offering flexibility for those working from home, requiring a dressing room or needing space for a young child.

Externally, the property enjoys an enclosed rear garden laid with patio and lawn. Gated rear access leads to off-road parking, accessed via a service road.

This centrally located home offers practical and versatile accommodation with the added benefit of rear parking.

# ALBERT STREET





Approximate total area<sup>(1)</sup>  
612 ft<sup>2</sup>  
56.9 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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