



THE DELL, THE COPPICE, AYLESBURY

PRICE £280,000

FREEHOLD

A well positioned two bedroom terraced house situated in The Coppice, offering easy access to the town centre and a range of local amenities. The property comprises a comfortable living room, kitchen, two bedrooms and a bathroom. Outside, there is a garden, while the property also benefits from two allocated parking spaces. An ideal home for first-time buyers, couples or investors, combining convenient access to everyday amenities with practical living accommodation.



THE DELL

- THE COPPICE • TWO BEDROOM TERRACED HOUSE • EASY ACCESS TO TOWN CENTRE • FRONT FACING KITCHEN • TWO ALLOCATED PARKING SPACES • COMFORTABLE LIVING ROOM • CLOSE TO LOCAL AMENITIES • DOUBLE BEDROOMS WITH BUILT IN WARDROBES



LOCATION

The Coppice is a development constructed in the mid 1980's to the east of Aylesbury's town centre. The estate sides onto fields on the north and east sides which offer great opportunity for dog walking and countryside walks towards Broughton Nature Reserve and the Grand Union Canal. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away but the estate itself is well served with a convenience store, pharmacist, and doctors surgery. For primary education the catchment school is Bierton Church of England Combined, for secondary the estate is within the Aylesbury Grammar School Catchment.

ACCOMMODATION

Upon entering the property, the entrance hall provides access to the principal rooms and features stairs rising to the first floor.

The kitchen is positioned to the front of the property and is fitted with an inset electric hob, oven and cooker hood over. There is plumbing for a washing machine, an integrated dishwasher and space for a fridge freezer.

To the rear, the comfortable living room provides a pleasant space to relax, with doors opening directly

onto the rear garden.

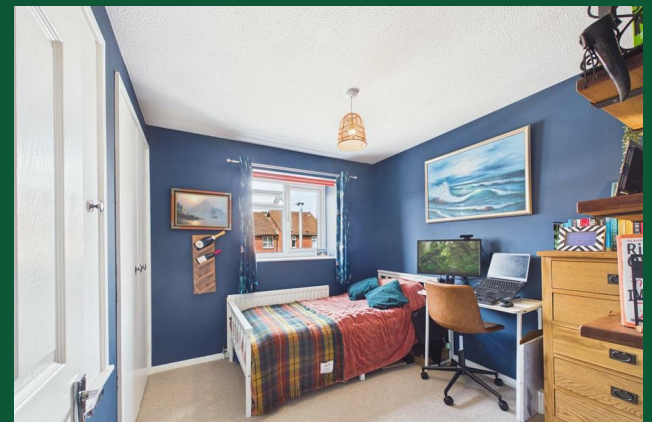
On the first floor, there are two double bedrooms, both benefiting from built-in wardrobes providing excellent storage. The landing also provides access to the loft.

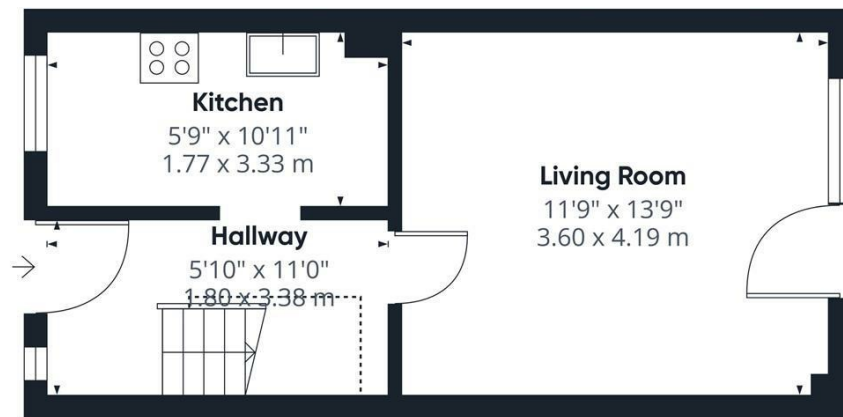
The family bathroom is fitted with a bathtub with shower over, WC and wash basin, together with a heated towel rail.

Outside, the rear garden offers a combination of paved patio and lawn, providing a practical and enjoyable outdoor space. There is also a useful garden shed and gated rear access.

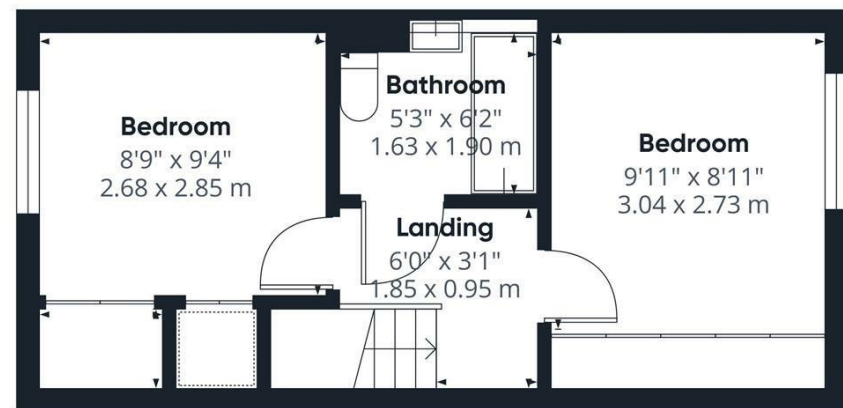
The property further benefits from two allocated parking spaces, providing convenient off-road parking.

THE DELL





Ground Floor



Floor 1

Approximate total area⁽¹⁾

556 ft²
51.7 m²

Reduced headroom

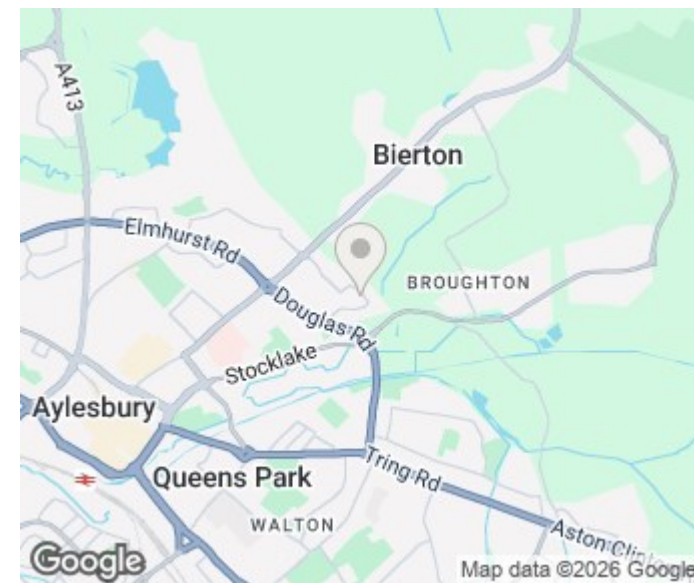
15 ft²
1.4 m²

(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) A		90
(81-91) B		
(69-80) C		67
(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	

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

