

3 Bedroom
Victorian Terrace
WALK TO TOWN

81 BICESTER ROAD, AYLESBURY
BUCKINGHAMSHIRE HP19 9AN



£285,000

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LOCATION

The property is located just a 0.7mile walk from Aylesbury's mainline train station which connects with London Marylebone in under an hour.

Situated in a central location in Aylesbury on street parking is available with a residents permit,

THIS HOME FEATURES

NO ONWARD CHAIN
THREE BEDROOM
VICTORIAN
LOUNGE
DINING ROOM
KITCHEN
BATHROOM
REAR ENCLOSED GARDEN

Just over half a mile from the Town Centre offering a full range of shopping and leisure facilities and a selection of restaurants.

LIVING AREA

3

BEDROOMS

The property offers comfortable bedroom accommodation, two double bedrooms and a third bedroom all located off of the first floor.

BATHROOMS

The bathroom is located on the first floor and comprises a walk-in shower, low level WC and pedestal wash hand basin set in vanity unit.

RECEPTIONS

The property benefits from a large open plan living space which is used in two areas. A lounge area which benefits from a bay fronted window and feature fire place, dining space area, door into kitchen, stairs rise to the first floor accommodation, under stair storage.

OUTSIDE

The garden is laid to lawn, and enclosed by timber panel fencing providing a private and secure space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in a central location in Aylesbury this three bedroom Victorian end of terrace home is offered to the market comprising entrance hall, living and dining room, fitted kitchen and bathroom. The first floor accommodation comprises three bedrooms. Outside, the property offers a private and enclosed garden space to the rear. Set within a short walk of Aylesbury town centre and 0.7 miles from Aylesbury's London-bound mainline trainstation.



TOTAL FLOOR AREA: 731 sq. ft. (67.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, etc. are only approximate and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or efficiency. Call us now.
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VIEWINGS

Strictly by appointment with
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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