



**Conference Road, AYLESBURY HP18 0ZF**



**welcome to**

**Conference Road, AYLESBURY**

\*\*\*50% SHARED OWNERSHIP\*\*\* Brown and Merry are delighted to bring to market this fantastic three bedroom semi-detached family home situated in the ever popular location of Berryfields. As you enter the property you have a lounge, kitchen and downstairs wc. Rising to the first floor you have two bedrooms, bathroom and rising to the second floor is the master bedroom. Outside you have a garage and off road parking, viewings are highly advised.



**Entrance**

**Hallway**

**Lounge**

14' 11" x 11' 1" ( 4.55m x 3.38m )

**Kitchen**

9' 10" x 8' 4" ( 3.00m x 2.54m )

**Downstairs Wc**

**First Floor**

**Bedroom Two**

14' 11" to max x 11' 1" to max ( 4.55m to max x 3.38m to max )

**Bedroom Three**

9' 10" x 7' 7" ( 3.00m x 2.31m )

**Bathroom**

**Second Floor**

**Bedroom One**

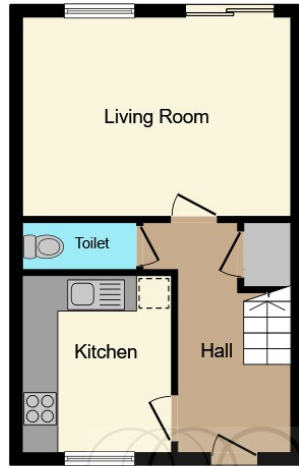
16' 6" to max x 11' 4" to max ( 5.03m to max x 3.45m to max )

**Outside**

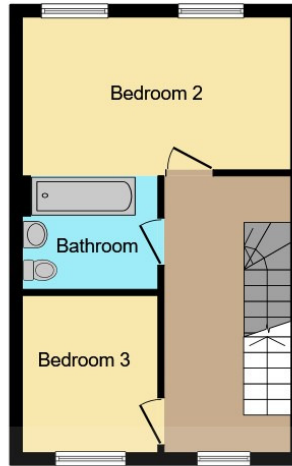
**Rear Garden**

**Garage**

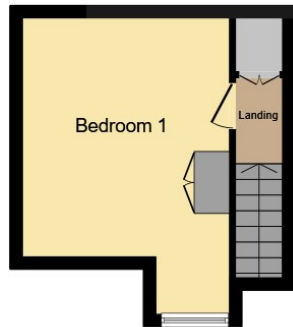
**Off Road Parking**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Conference Road, AYLESBURY

- 50% SHARED OWNERSHIP
- SEMI-DETACHED
- THREE BEDROOMS
- FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- WELL PRESENTED

Tenure: Leasehold EPC Rating: B Council Tax Band: C Service Charge: £33.70 but is subject to change

Ground Rent: Not provided by vendor Rent Payable: £542.83 p/m but is subject to change

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL115469 - 0002

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01296 488111**



[Aylesbury@browndmerry.co.uk](mailto:Aylesbury@browndmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



**[browndmerry.co.uk](https://www.browndmerry.co.uk)**