



PRIMROSE COURT, WILLOWS, AYLESBURY

OFFERS IN EXCESS OF £230,000

FREEHOLD

A two bedroom cluster house situated in The Willows, comprising a living room, kitchen, two bedrooms and a bathroom. The property also benefits from a small side garden and allocated parking.



PRIMROSE COURT

• THE WILLOWS • TWO BEDROOM
CLUSTER HOUSE • ALLOCATED
PARKING • GOOD ROAD LINKS • EASY
ACCESS TO TOWN • SMALL GATED SIDE
GARDEN



LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

The property is entered via an entrance hall with doors leading to the various rooms. The kitchen provides space for a cooker, washing machine, tumble dryer, and under-counter fridge and freezer. The living room offers a comfortable living space, with stairs leading to the first floor.

Upstairs, there are two bedrooms, with bedroom one benefiting from a built-in wardrobe, providing useful storage space. The bathroom comprises a wash basin, WC, and bathtub with shower attachment.

Externally, the property benefits from a small gated, paved side garden with a useful storage shed. There is also one allocated parking space and a visitors space.

PRIMROSE COURT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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

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