



## TURNER CLOSE, CLEVELAND PARK, AYLESBURY

OFFERS IN EXCESS OF £210,000

FREEHOLD

A one bedroom terraced house in Cleveland Park, offering easy access to local amenities, shops and transport links, including the mainline station. This home presents a straightforward purchase with no upper chain. The accommodation comprises a living room, kitchen, double bedroom and bathroom. Externally there is private driveway parking. Ideal for first-time buyers or investors seeking a convenient location.



## TURNER CLOSE

- ONE BEDROOM TERRACED HOUSE
- POPULAR LOCATION
- NO UPPER CHAIN
- DRIVEWAY PARKING
- DUAL ASPECT
- DOUBLE BEDROOM
- EASY ACCESS TO TOWN CENTRE & STATION
- BRAND NEW CARPET THROUGHOUT



### LOCATION

Cleveland Park is a development to the eastern outskirts of Aylesbury's town centre. Close to fields which offers great opportunity for dog walking and country walks. 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.

### ACCOMMODATION

The accommodation begins with direct access into the living room, a well-proportioned space with room for a range of living and dining furniture. Stairs rise from the living room to the first floor, creating a practical and efficient layout.

The kitchen is fitted with an inset electric hob and oven, with additional space and plumbing for a fridge and washing machine.

On the first floor, the landing provides access to the loft and leads to the main bedroom and bathroom. The dual-aspect double bedroom is bright and airy, offering ample space for bedroom furniture. The bathroom completes the internal accommodation.

Externally, the property benefits from driveway parking to the front for one car.

## TURNER CLOSE





Ground Floor



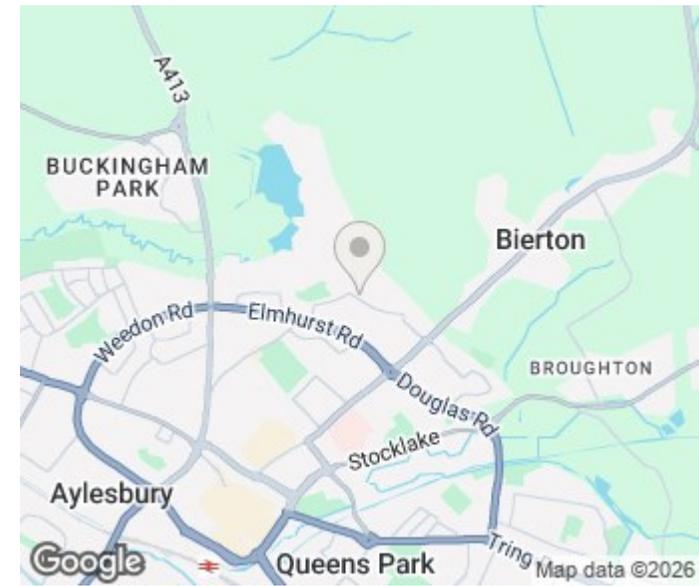
Floor 1

Approximate total area<sup>(1)</sup>  
392 ft<sup>2</sup>  
36.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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			
(81-91) B			90
(69-80) C			
(55-68) D		67	
(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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