



## GRECIAN STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £280,000  
FREEHOLD

A two bedroom mid terrace house set in a central location within walking distance to town, local amenities and Aylesbury Grammar School. The property offers a spacious lounge/diner, refitted kitchen, cloakroom with utility space, two bedrooms, bathroom and garden.



## GRECIAN STREET

- CENTRAL LOCATION • TWO BEDROOM TERRACED HOUSE • OFFERED WITH NO UPPER CHAIN • SPACIOUS LOUNGE/DINER WITH BRICK BUILT FIREPLACE • CLOAKROOM WITH UTILITY SPACE • CLOSE TO AYLESBURY GRAMMAR SCHOOL • REFITTED KITCHEN • LOFT FULLY BOARDED



### LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

### ACCOMMODATION

The property is ideally situated close to the town centre, local amenities, and the highly regarded Aylesbury Grammar School, making it an excellent choice for first-time buyers, small families or investors. Offered with no upper chain, this home is ready for immediate occupation.

Upon entering, you are greeted by a welcoming entrance hall with stairs to the first floor, leading into a spacious lounge/diner featuring a beautiful brick-built fireplace with a log burner, creating a warm and

inviting focal point.

The refitted kitchen is well appointed with an inset gas hob, oven and extractor fan, along with space for a fridge and a convenient breakfast bar. A door provides direct access to the rear garden.

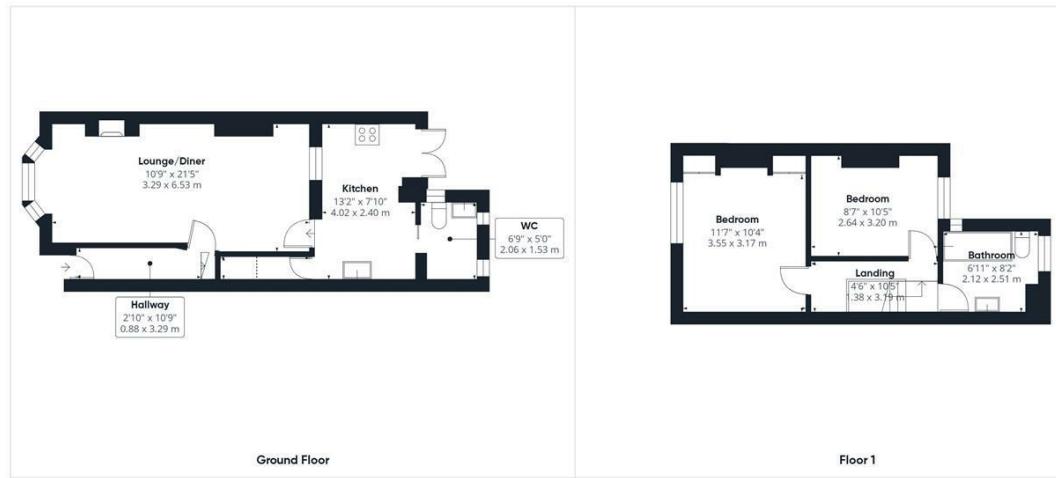
A cloakroom with utility space offers additional practicality, with plumbing and space for both a washing machine and tumble dryer.

Upstairs, the property offers two well proportioned bedrooms and a family bathroom. There is also loft access, with the loft being fully boarded, providing useful storage or potential for further development (subject to planning).

Outside, the rear garden enjoys a patio area leading onto a lawned area bordered by fencing.

## GRECIAN STREET

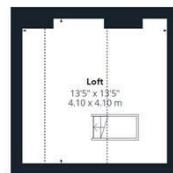




Approximate total area<sup>(1)</sup>

887 ft<sup>2</sup>  
82.5 m<sup>2</sup>

Reduced headroom  
97 ft<sup>2</sup>  
9.1 m<sup>2</sup>



Floor 2

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		71
(69-80) C		
(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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