ROWSHAM ROAD, BIERTON, AYLESBURY

OFFERS IN EXCESS OF £340,000

FREEHOLD

A two bedroom terraced home situated in the village of Bierton, ideally positioned with excellent road links. The property enjoys attractive field views to the rear, offering a pleasant semi-rural outlook. The accommodation comprises a comfortable living room, a spacious kitchen/diner, two bedrooms and a family bathroom. Outside, the property benefits from a private rear garden, perfect for outdoor relaxation.

GEORGE DAVID

ROWSHAM ROAD

• VILLAGE LOCATION • TWO BEDROOM TERRACED HOUSE • ATTRACTIVE FIELD VIEWS TO THE REAR • LIVING ROOM WITH LOG BURNER • ENCLOSED REAR GARDEN • BOTH BEDROOMS WITH BUILT-IN WARDROBES • EXCELLENT ROAD LINKS • GATED FRONT GARDEN

LOCATION

Bierton Village is situated on the north eastern outskirts of Aylesbury with good road links to Milton Keynes and the A41 towards London/M25. The property is within short walking distance of Bierton Church of England Combined School for Infant and Junior. For secondary education the property falls into the Aylesbury Grammar school catchment area. As well as good schooling the village benefits from several amenities including a church, village hall, tennis courts, dynamic golf driving range and The Barn restaurant. Nearby Aylesbury town centre has further amenities and mainline railway service to London Marylebone in approx 55mins.

ACCOMMODATION

The accommodation is arranged over two floors and begins with an inviting entrance directly into the living room, featuring a cosy log burner as a focal point and custom-fitted shutter blinds that add both style and practicality. To the rear, the kitchen/diner consists of an inset electric hob and oven, integrated washing machine and dishwasher, and space for a fridge, along with ample room for a dining table and chairs. A door provides direct access out to the rear garden.

Stairs rise from the kitchen to the first-floor landing, which includes loft access. There are two bedrooms, both benefiting from built-in wardrobes, offering excellent storage solutions. The family bathroom completes the upstairs accommodation.

Externally, the enclosed rear garden is a real feature of the home, enjoying peaceful field views. It is mainly laid to lawn with a patio area ideal for outdoor seating and entertaining, along with a useful garden shed for additional storage.

This property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in a well-connected village setting with countryside surroundings.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

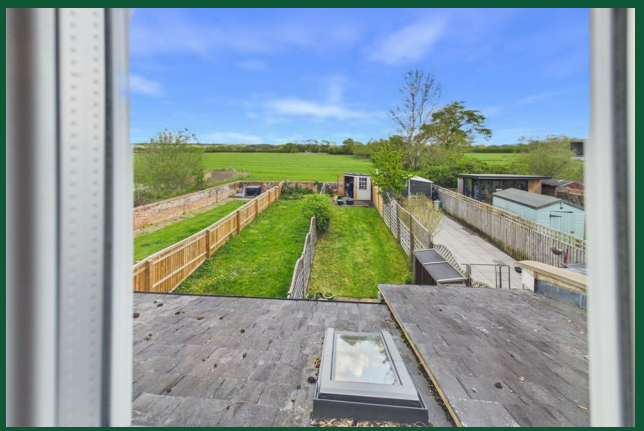
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

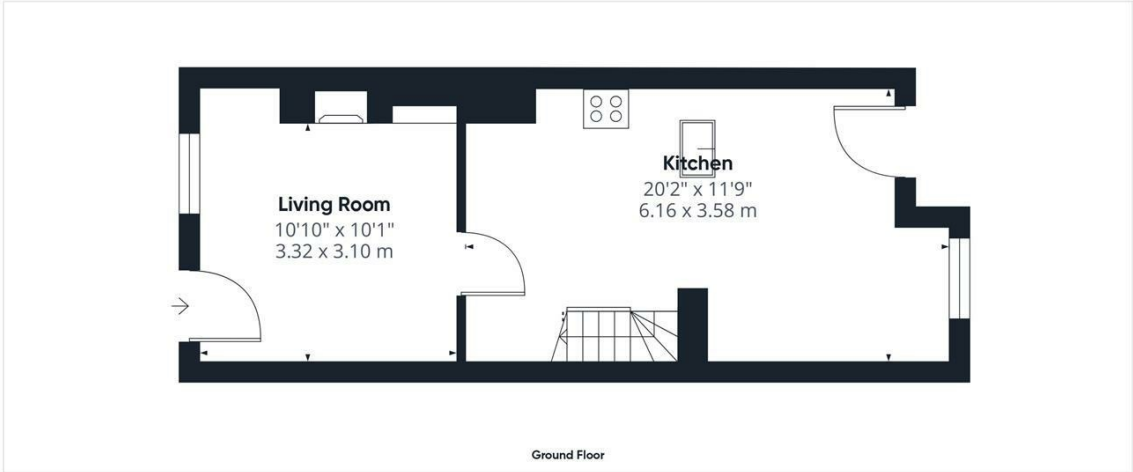
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc.

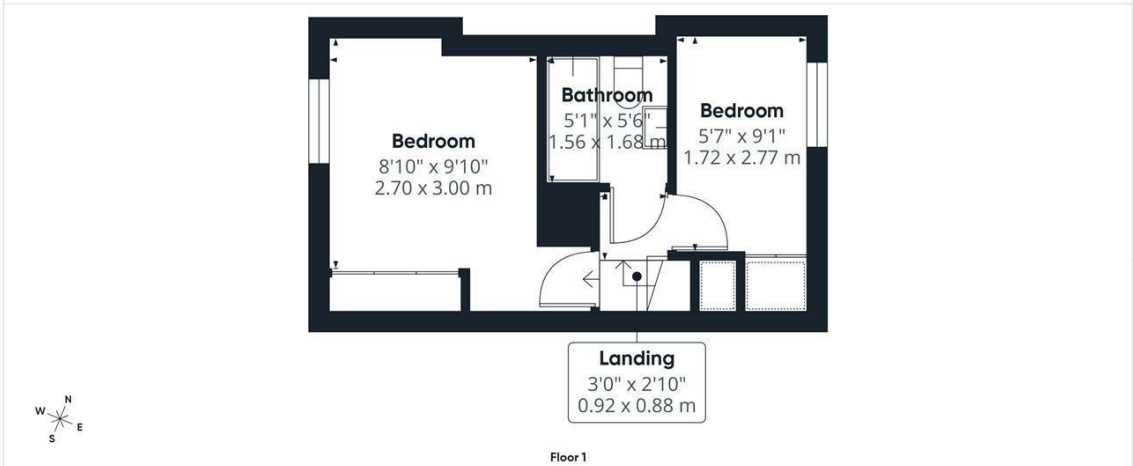
VAT per person. This fee is non-refundable under any circumstances.

ROWSHAM ROAD





Ground Floor



Floor 1

Approximate total area(1)

539 ft²
49.9 m²

Reduced headroom

5 ft²
0.5 m²

(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.

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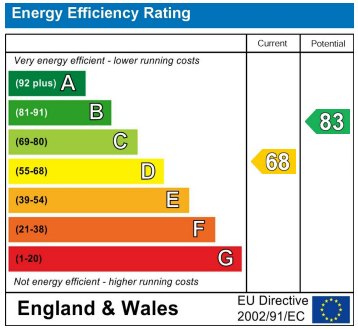

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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