





COPPICE WAY, COPPICE, AYLESBURY

PRICE £290,000

FREEHOLD

A well presented two bedroom terraced house situated in the popular area of The Coppice, offering convenient access to local amenities, good road links and easy access to the town centre. The accommodation comprises a fitted kitchen, spacious living room and conservatory. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, along with allocated parking.

GEORGE DAVID

COPPICE WAY

• TWO BEDROOM TERRACED HOUSE • POPULAR LOCATION • GOOD ROAD LINKS • LOW MAINTENANCE GARDENS • TWO DOUBLE BEDROOMS • EASY ACCESS TO TOWN • TWO ALLOCATED PARKING SPACES • CONSERVATORY WITH UNDERFLOOR HEATING





LOCATION

The Coppice is a development constructed in the mid 1980's to the east of Aylesbury's town centre. The estate sides onto fields on the north and east sides which offer great opportunity for dog walking and countryside walks towards Broughton Nature Reserve and the Grand Union Canal. 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 but the estate itself is well served with a convenience store, pharmacist, and doctors surgery. For primary education the catchment school is Bierton Church of England Combined, for secondary the estate is within the Aylesbury Grammar School Catchment.

ACCOMMODATION

The property is approached via a gated front garden, with a pathway leading to the front door. Upon entering, there is a useful porch area offering space for coats and shoes, with a further door leading into the entrance hall. The hallway provides access to the staircase, which benefits from a useful understairs storage cupboard.

The kitchen is positioned to the front of the property and is fitted with a range of units and work surfaces. Appliances include an inset electric hob with extractor hood, integrated oven and microwave, and an integrated fridge freezer and dishwasher. There is also space and plumbing for a washing machine. The boiler is less than 2 years old.

To the rear, the living room provides a comfortable space to relax and entertain, with a door leading through to the conservatory. The conservatory benefits from underfloor heating and a solid roof, providing versatile additional living space with doors opening directly onto the garden.

To the first floor, the landing provides access to the loft space and leads to two good sized double bedrooms. Bedroom two benefits from a built-in wardrobe, providing useful storage. The accommodation is completed by a family bathroom.

Outside, the rear garden is enclosed and has been designed for ease of maintenance, featuring a paved area, a decked seating area and built-in planters, providing an ideal space for outdoor dining and relaxation.

Further benefits include two allocated parking spaces, good road connections and convenient access to the town centre.

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.

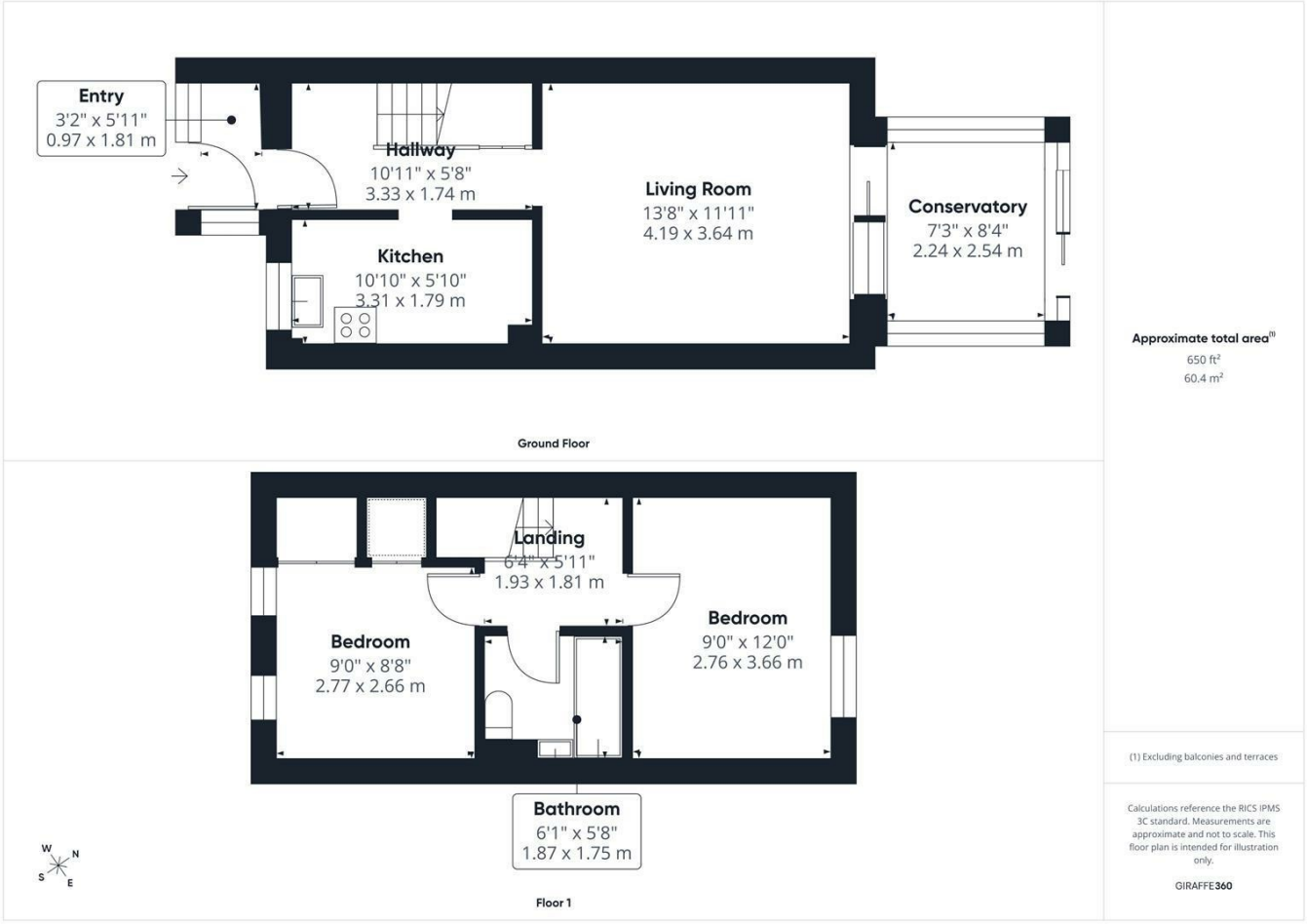
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under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

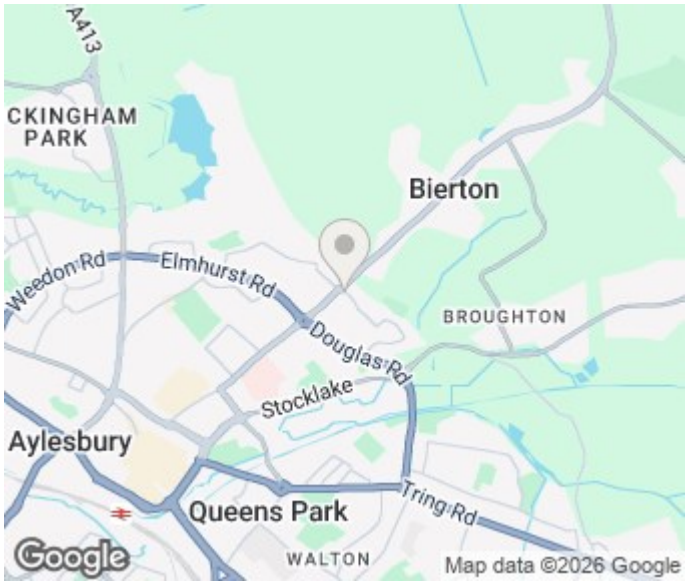
COPPICE WAY

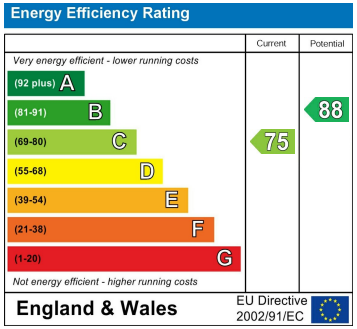












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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