





BELGRAVE ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £325,000

FREEHOLD

A three bedroom terraced house set back from the road, close to local amenities and schools. Offered chain free the property offers - front and rear gardens - three good size bedrooms - bathroom - kitchen.

GEORGE DAVID

BELGRAVE ROAD

• CHAIN FREE • THREE BEDROOM HOUSE • FRONT AND REAR GARDENS • SET BACK FROM THE ROAD • WALKING DISTANCE TO AMENITIES AND SCHOOLS • CLOSE TO PARK • WITHIN REACH OF A41 COMMUTER ROUTE • LOUNGE





LOCATION

Haydon Hill is an estate constructed in the late 70`s/early 80`s to the north west of Aylesbury`s Town Centre. The development consists mainly of 2, 3 and 4 bed houses and backs onto fields at the rear offering good opportunity for Dog-walking. The estate is within walking distance of the Aylesbury Parkway Train Station which offers mainline services into London Marylebone. There is good access by road towards Bicester and the M40 Junction 9. There are many amenities within walking distance including a Tesco Express, Doctors Surgery, Pub/Restaurant and Primary and Secondary Schooling.

ACCOMMODATION

PORCH - Further door to hallway.
HALLWAY - Stairs rise to the first floor landing. Doors to living room and kitchen.
LIVING ROOM - Dual aspect room with space for a sofa set and dining set.
KITCHEN - Range of wall and base mounted units with worktops, space for freestanding cooker, washing machine, fridge/freezer and dishwasher.
FIRST FLOOR LANDING - Doors to all rooms.
BEDROOM ONE - Double room.
BEDROOM TWO - Double room with built in wardrobe
BEDROOM THREE - Single room.
BATHROOM - Bathtub with mixer shower, WC, hand wash basin.

OUTSIDE

FRONT GARDEN - Pathway leads to the front door. Lawn area.
REAR GARDEN - Gravelled garden, enclosed with fencing.

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.

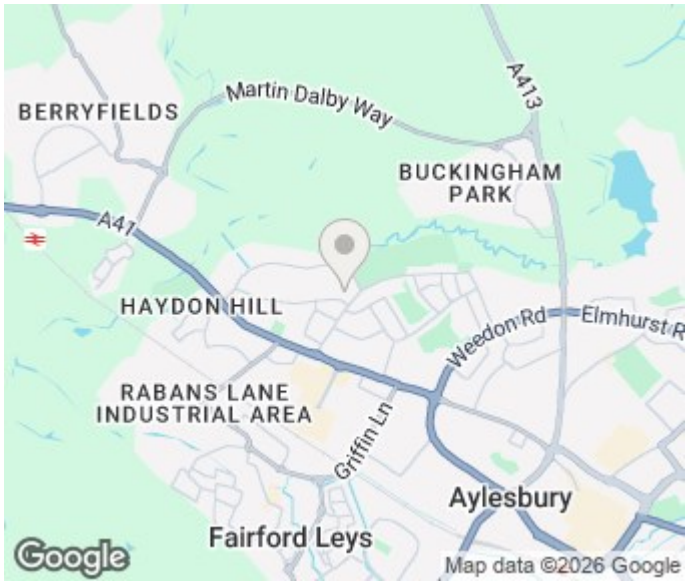
BELGRAVE ROAD

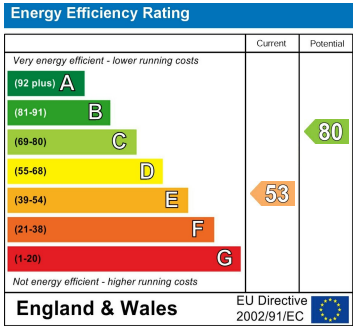












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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