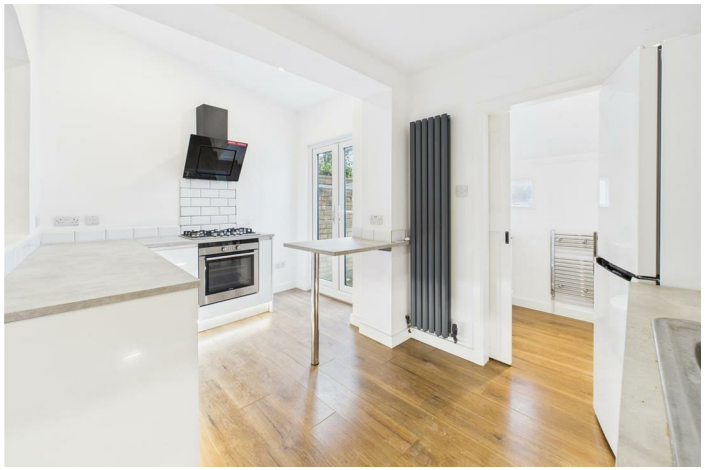


GRECIAN STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £235,000

FREEHOLD

Three Bedroom Victorian Property

GEORGE DAVID

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.

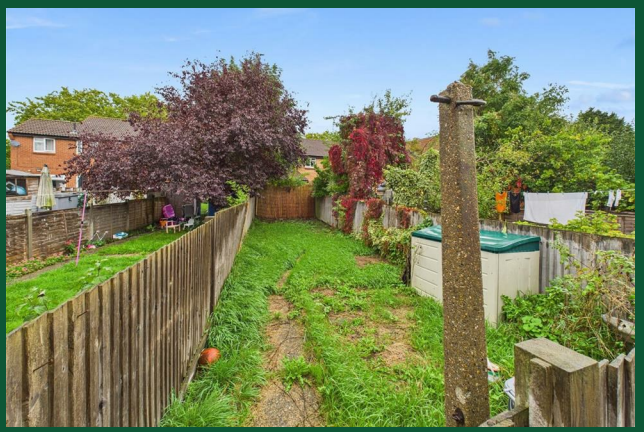
The refitted kitchen is well appointed with an inset gas hob, oven and extractor fan, along with space for a fridge and a convenient breakfast bar. A door provides direct access to the rear garden.

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



Ground Floor

Floor 1

Floor 2

Approximate total area(1)

887 ft²

82.5 m²

Reduced headroom

97 ft²

9.1 m²

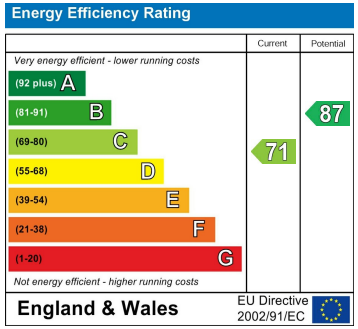
(1) Excluding balconies and terraces

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.

GIRAFFE360



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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