



BATCHELOR CLOSE, CLEVELAND PARK, AYLESBURY

OFFERS IN EXCESS OF £195,000

FREEHOLD

A one bedroom terraced house in Cleveland Park, offering excellent road links and easy access to local amenities, town centre and the station. The property benefits from no upper chain, making it ideal for first-time buyers or investors. Internally the accommodation comprises a living room, kitchen, double bedroom and a bathroom. Externally there is allocated parking.



BATCHELOR CLOSE

• CLEVELAND PARK • ONE BEDROOM
TERRACED HOUSE • NO UPPER
CHAIN • DOUBLE BEDROOM WITH BUILT-IN
WARDROBES • ALLOCATED
PARKING • GOOD ROAD LINKS • EASY
ACCESS TO TOWN CENTRE AND
STATION • GOOD ORDER THROUGHOUT



LOCATION

Cleveland Park is a development to the eastern outskirts of Aylesbury's town centre. Close to fields which offers great opportunity for dog walking and country walks. 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.

ACCOMMODATION

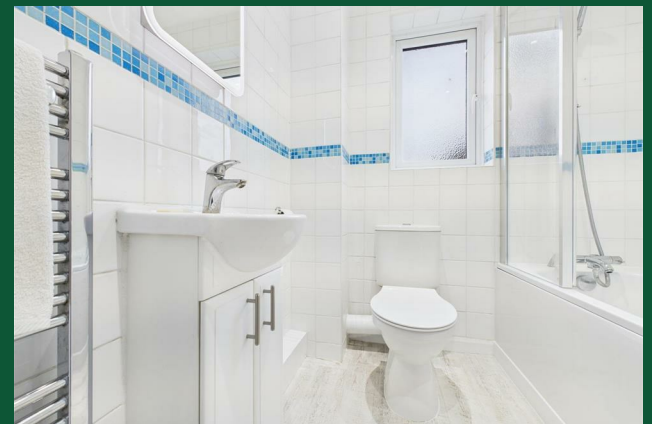
The property is entered directly into the living room, a comfortable and welcoming space with stairs rising to the first floor. The kitchen is fitted with an inset gas hob, oven and extractor fan, with space for a fridge and washing machine. A useful storage cupboard provides additional practicality.

On the first floor, there is loft access from the landing. The double bedroom features built-in wardrobes, offering ample storage, and is served by a bathroom.

Externally, the property benefits from allocated parking.

Conveniently located for commuters and local amenities, this home combines a practical layout with a desirable location and early viewing is recommended.

BATCHELOR CLOSE





Ground Floor



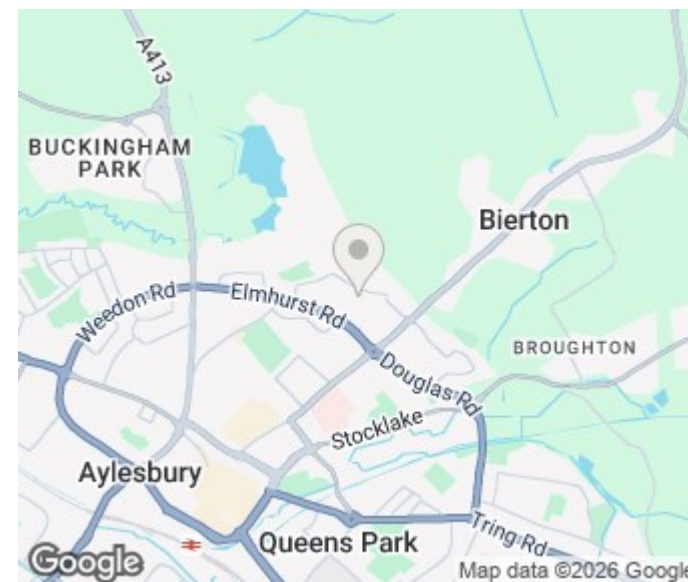
Floor 1

Approximate total area⁽¹⁾
392 ft²
36.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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