

2 Bedroom

END TERRACED

SOUTHSIDE LOCATION

9 Waivers Way, Aylesbury
Buckinghamshire, HP21 9RL



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Situated within the sought-after Elm Farm development, this two-bedroom end-terrace home enjoys a pleasant position overlooking the park and offers well-balanced accommodation suited to a range of buyers. Just a short walk from the popular William Harding Junior & Infant School, the property benefits from a convenient and family-friendly setting. The accommodation comprises an entrance hall leading into a spacious living room, with a separate kitchen to the rear

THIS HOME FEATURES

- END-TERRACE HOME
- TWO DOUBLE BEDROOMS
- BACKING ON PARK
- ENTRANCE HALL
- SEPARATE KITCHEN
- GENEROUS REAR GARDEN
- STORAGE SHED
- ON-ROAD PARKING ONLY
- ELM FARM LOCATION

providing practical day-to-day functionality. Upstairs, there are two double bedrooms and a family bathroom. Externally, the property benefits from a large private rear garden with a useful storage shed. On-road parking is available nearby. While some cosmetic updating may be considered, this represents an excellent opportunity to personalise

TEL: 01296 761 331

EMAIL: HELLO@WESOLDIT.CO.UK



Situated within the sought-after Elm Farm development, this two-bedroom end-terrace home enjoys a pleasant position backing onto the park and offers well-balanced accommodation suited to a range of buyers. Just a short walk from the popular William Harding Junior & Infant School, the property benefits from a convenient and family-friendly setting. The accommodation comprises an entrance hall leading into a spacious living room, with a separate kitchen to the front providing practical day-to-day functionality. Upstairs, there are two double bedrooms and a family bathroom. Externally, the property benefits from a large private rear garden with a useful storage shed. On-road parking is available nearby. While some cosmetic updating may be considered, this represents an excellent opportunity to personalise and add value within a well-regarded location.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

