





EAMES CLOSE, CLEVELAND PARK, AYLESBURY

GUIDE PRICE £229,950

FREEHOLD

A one bedroom terraced home situated in a popular and convenient location, offering excellent road links and easy access to the town centre and station. The accommodation comprises a living room, kitchen, and a bright conservatory overlooking the garden. Upstairs features a double bedroom and a bathroom. Externally, the property benefits from a private garden and one allocated parking space, making it an ideal first-time purchase or investment opportunity.

GEORGE DAVID

EAMES CLOSE

• POPULAR AND CONVENIENT LOCATION • ONE BEDROOM TERRACED HOUSE • EXCELLENT ROAD LINKS • ONE ALLOCATED PARKING SPACE • PRIVATE REAR GARDEN • CONSERVATORY • EASY ACCESS TO TOWN AND STATION





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 via a hallway with a useful storage cupboard, leading through to the living room. The living room provides a comfortable space, with stairs rising to the first floor.

To the rear of the property is the kitchen, fitted with a range of units and incorporating an inset gas hob, oven and cooker hood, along with space for a washing machine and fridge. A door from the kitchen leads into the conservatory, creating an additional versatile reception area with doors opening out onto the garden.

Upstairs, the first floor comprises a double bedroom with access to the loft, and a bathroom fitted with a suite.

Externally, the property benefits from a private rear garden designed for low maintenance, featuring artificial grass, a decked seating area, and a shed for storage. The property also includes one allocated parking space.

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.

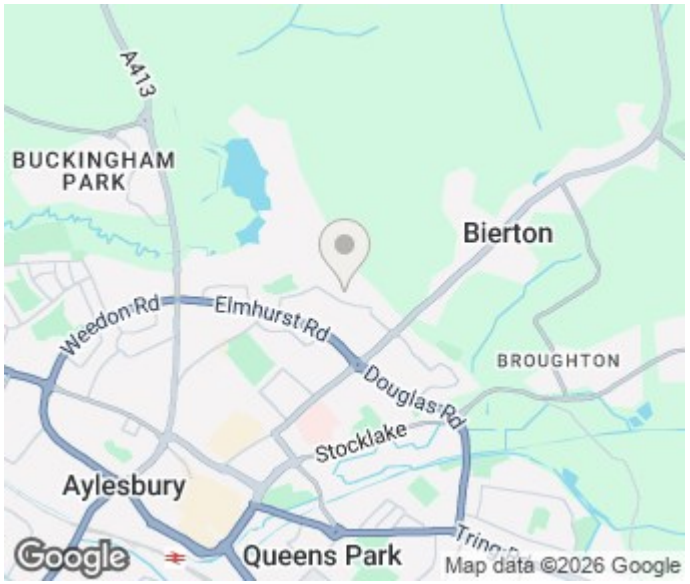
EAMES CLOSE

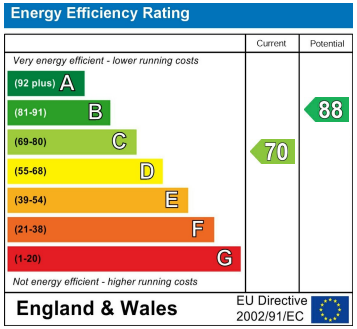












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk