



## CLEVELAND PARK, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £200,000

FREEHOLD

\*\*\*NO UPPER CHAIN \*\*\* A superb one bedroom end-of-terrace home, ideally situated in a popular residential location. This property provides an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently positioned with easy access to the town centre and local amenities, the home benefits from a private driveway and it's own front garden.



# CLEVELAND PARK

- NO UPPER CHAIN
- ONE BEDROOM END OF TERRACE HOUSE
- POPULAR RESIDENTIAL LOCATION
- DOUBLE BEDROOM
- DRIVEWAY PARKING
- FRONT GARDEN
- EASY ACCESS TO TOWN CENTRE
- BRIGHT DUAL ASPECT LIVING ROOM



## 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

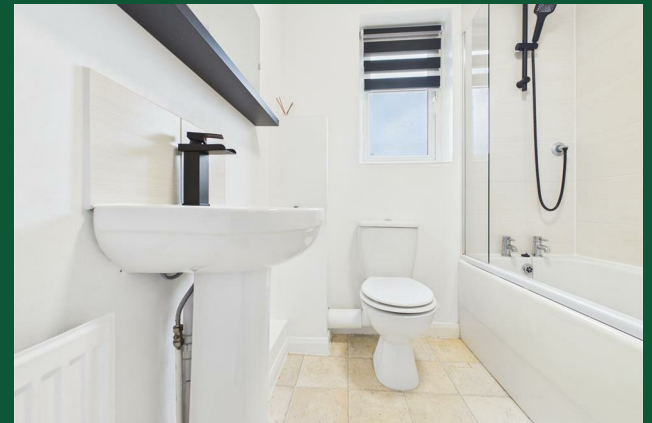
Upon entering the property, you are welcomed into a bright and spacious dual-aspect living room, allowing for plenty of natural light throughout the day. Stairs rise from the living area to the first floor, creating a well-designed and sociable layout.

The kitchen offers space for a cooker and washing machine, along with a useful breakfast bar. There is also the added benefit of understairs storage space.

The first floor provides loft access and leads to a double bedroom, complete with useful eaves storage. The bathroom is also located on this level and is fitted with a suite comprising bath with shower over, wash hand basin and WC.

Externally, the property benefits from driveway parking for one vehicle and its own front garden with lawn and gravelled areas.

# CLEVELAND PARK





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 388 ft<sup>2</sup>  
 36.1 m<sup>2</sup>

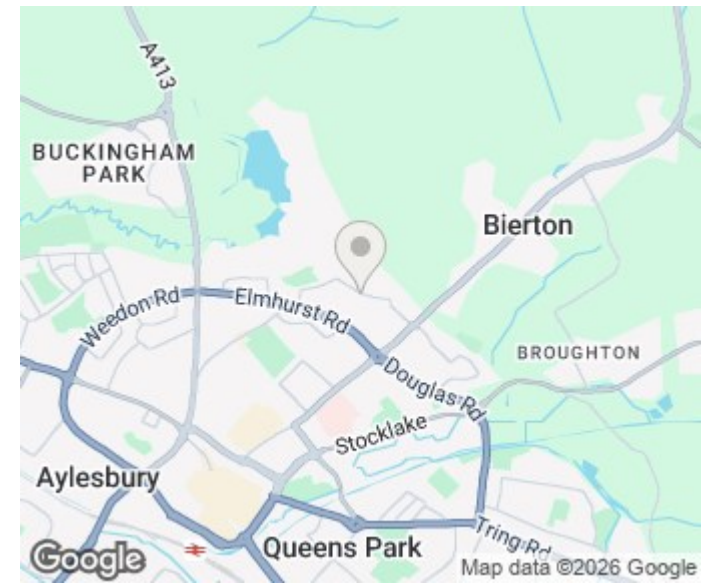
Reduced headroom  
 5 ft<sup>2</sup>  
 0.5 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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