# PARK STREET, AYLESBURY

**PRICE GUIDE £275,000**

**FREEHOLD**

***NO UPPER CHAIN*** A well positioned three bedroom end-of-terrace house, ideally located within minutes' walk of the town centre and a wide range of local amenities. The property offers a living room/dining room, kitchen, utility/WC, and a useful sunroom. Upstairs are three bedrooms and a family bathroom. Outside, the property benefits from a low maintenance garden. An ideal opportunity for those seeking a conveniently located home with easy access to the town centre, shops, services and amenities.

GEORGE DAVID

# PARK STREET

• CENTRAL LOCATION • THREE BEDROOM HOUSE • LOW MAINTENANCE GARDEN • SPACIOUS LIVING / DINING ROOM • UTILITY / WC • MODERN BATHROOM SUITE • MINUTES WALK TO TOWN • IDEALLY SITUATED FOR AMENITIES • NO UPPER CHAIN

## 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 accessed via a front gate leading to the front door. The entrance hall has doors providing access to the ground-floor accommodation. The kitchen is fitted with a range of wall and base units, incorporating an inset gas hob with oven beneath and extractor hood over. There is space for a dishwasher and fridge/freezer. A useful utility area and downstairs WC provides space and plumbing for both a washing machine and tumble dryer, as well as convenient cloakroom facilities.

The spacious living room/dining room provides ample space for both living and dining furniture, with stairs rising to the first floor and a door leading through to the sunroom. The sunroom offers useful additional living space and provides access to the rear garden.

To the first floor, the landing gives access to three bedrooms, the modern family bathroom and loft access. The bathroom is fully tiled and fitted with a bathtub with shower over, WC and a sink unit with integrated storage.

Outside, the property benefits from an enclosed, low-maintenance rear garden with a patio and gravelled area, providing a practical outdoor space with minimal upkeep. There is gated side access.

## INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

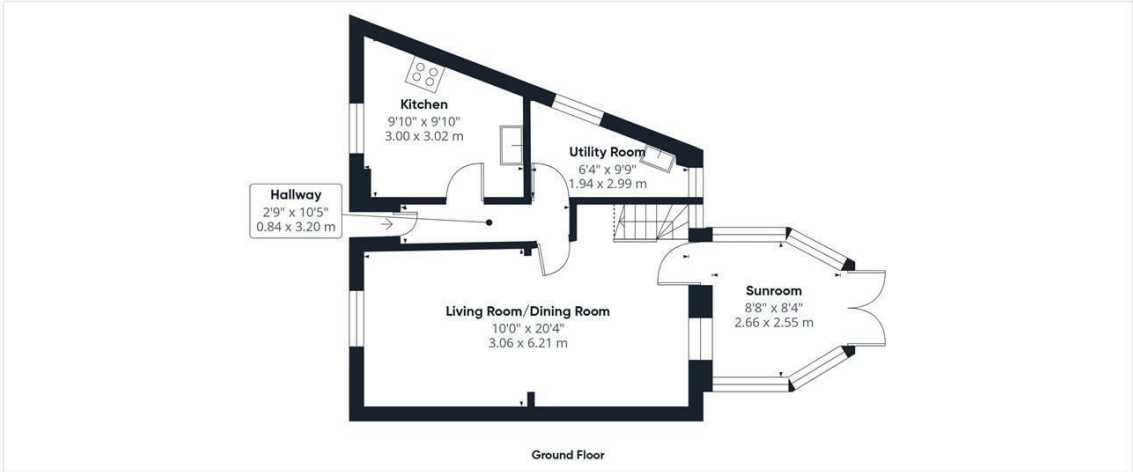
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

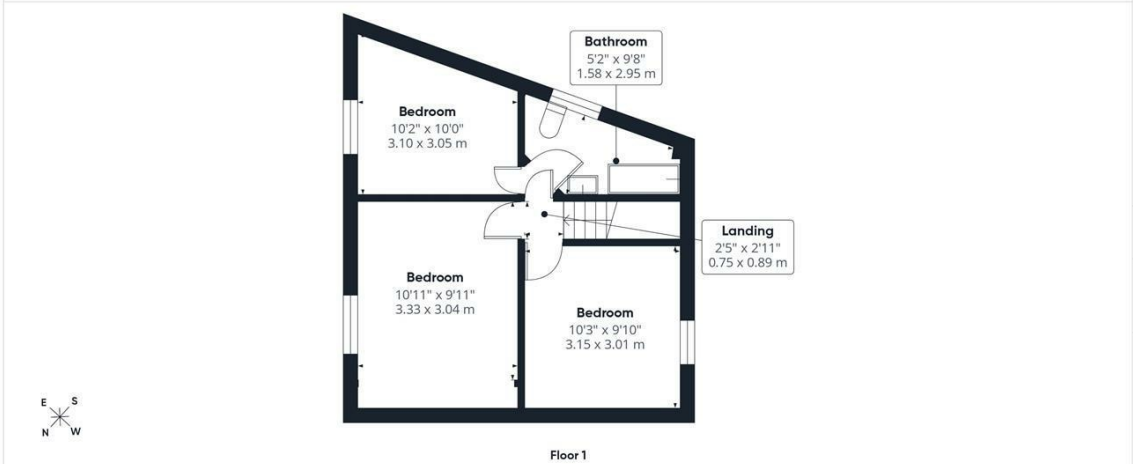
If your offer is accepted and a sale is confirmed in

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.

## PARK STREET




Ground Floor




Floor 1

Approximate total area(1)
825 ft²
76.6 m²

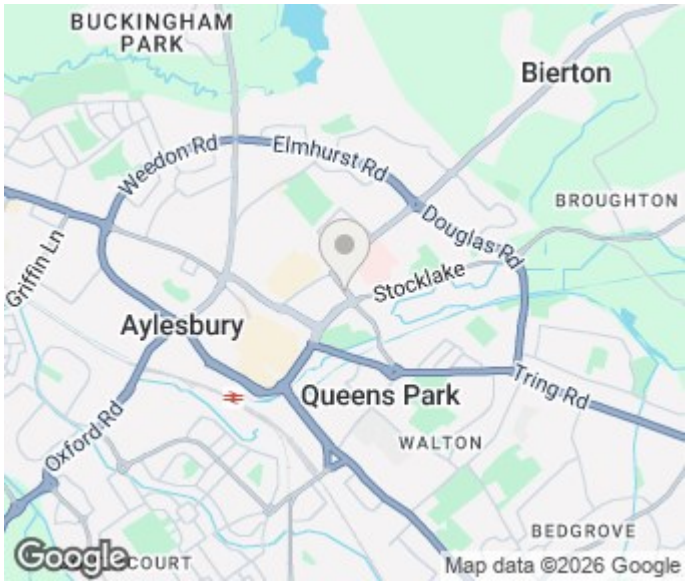
Reduced headroom
3 ft²
0.3 m²

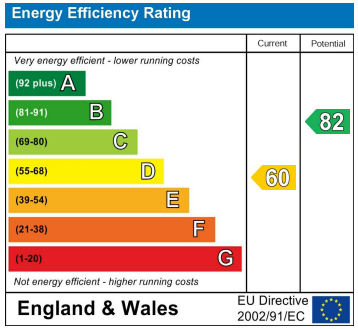
(1) Excluding balconies and terraces

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

George David & Co
46 High Street
Aylesbury
HP20 1SE

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