



HUNTERS[®]
HERE TO GET *you* THERE

61 Buckingham Road, Aylesbury, HP19 9PT

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Offers In Excess Of £400,000

- GENEROUS SIZED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- 2 x TWO BEDROOM DUPLEX APARTMENTS
- INTERACTIVE VIRTUAL TOUR
- GREAT RENTAL OPPORTUNITY
- EACH APARTMENT IN EXCESS OF 1000 SQ FT
- SHORT DISTANCE TO THE TOWN CENTRE
- NO ONWARD CHAIN

Hunters are delighted to market this townhouse, located within a prime location and close proximity to Aylesbury Town Centre and other local amenities. Offered with NO ONWARD CHAIN and making it a fantastic INVESTMENT OPPORTUNITY. This property has been converted into 2 X TWO BEDROOM DUPLEX APARTMENTS.

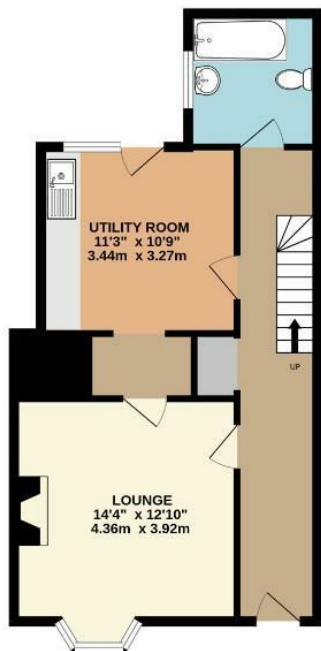
Although the current layout provide two separate dwellings, it can also be reverted back into a single house.

In brief each generous size apartment both a 1000 SQ FT boasts a lounge, kitchen breakfast room, two bedrooms and two bathrooms. Externally the property has an enclosed rear garden.

Aylesbury is a historic market town and the county town of Buckinghamshire, with a mix of modern and historic architecture. It is home to a number of landmarks, including St Mary's Church, the County Museum at Aylesbury Grammar School, and the Waterside Theatre. The town also has a range of shopping and dining options.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

BASEMENT
501 sq.ft. (46.6 sq.m.) approx.



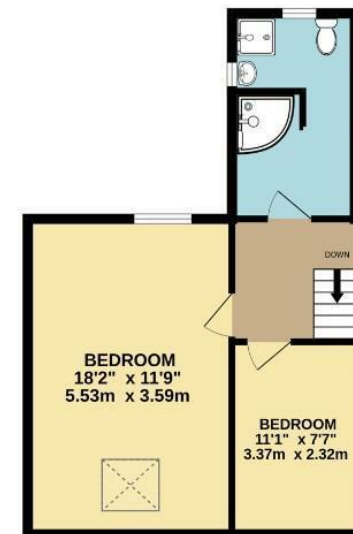
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 sq.m.) approx.

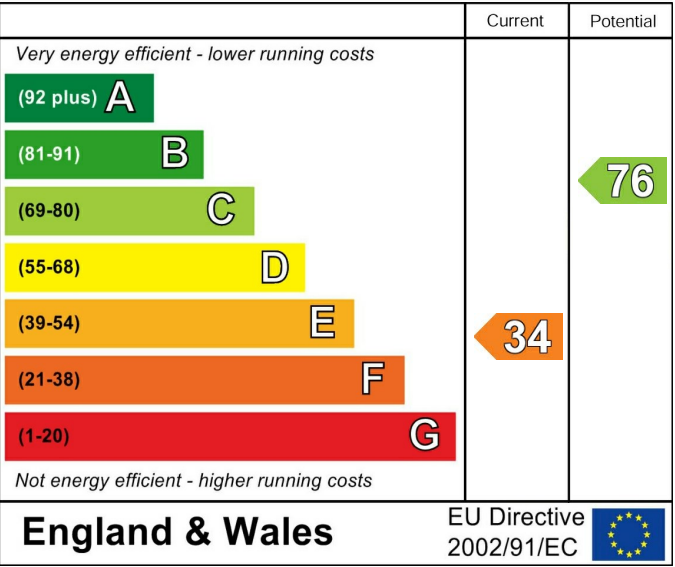
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
		76
	34	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







