



## BICESTER ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £315,000

FREEHOLD

A spacious three bedroom end-of-terrace home ideally located within walking distance of the town centre and train station. Offered to the market with no upper chain, the property benefits from multiple reception rooms, kitchen and a downstairs bathroom. Upstairs, there are three bedrooms and an additional WC. Outside, the home enjoys a private garden with an outbuilding, providing excellent potential for storage or workspace.



# BICESTER ROAD

- CENTRAL LOCATION
- THREE BEDROOM HOUSE
- MULTIPLE RECEPTION ROOMS
- FULLY PAVED GARDEN
- NO UPPER CHAIN
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- CONSERVATORY WITH KITCHENETTE
- DOWNSTAIRS BATHROOM
- FIRST FLOOR WC
- OUTBUILDING WITH LIGHT AND POWER



## 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

Offered to the market with no upper chain, the property provides generous living accommodation and versatile spaces, making it an excellent choice for families, first-time buyers or investors.

On the ground floor, the property opens with an entrance hall with stairs leading to the first floor, flowing into a spacious living room and a separate dining room. The kitchen offers ample storage with space for appliances, while a downstairs bathroom provides convenience and features a shower cubicle,

bathtub, WC and wash basin. To the rear, a conservatory with kitchenette adds extra flexibility for dining or utility use.

Upstairs, the home offers three bedrooms along with a convenient WC.

Externally, the property benefits from a fully paved rear garden, designed for low maintenance, with an outbuilding fitted with light and power—ideal for use as a workshop, home office or additional storage.

## BICESTER ROAD





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### ADDITIONAL INFORMATION

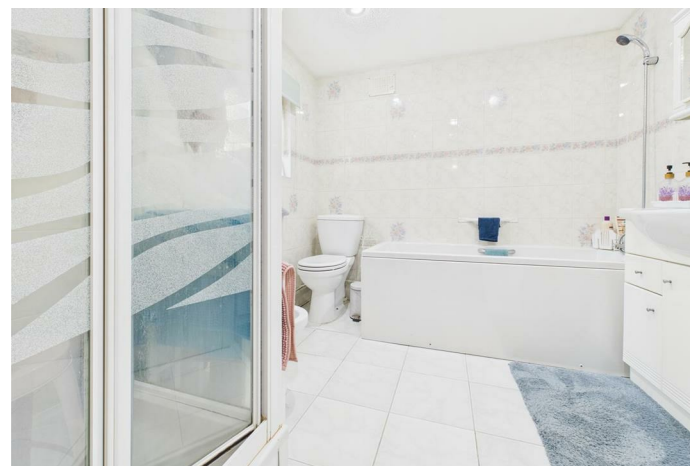
**Local Authority** – Buckinghamshire

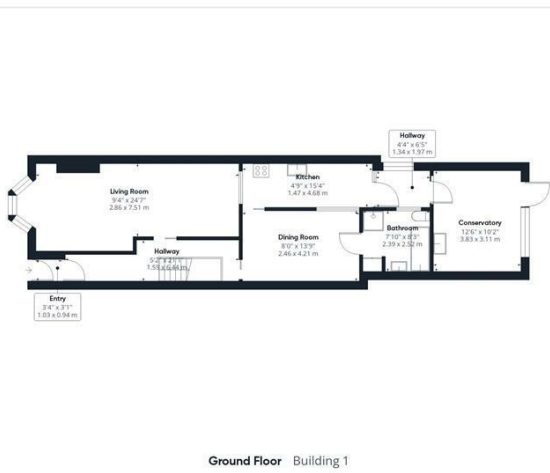
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1350.00 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
1350 ft<sup>2</sup>  
125.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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>		
(69-80) <b>C</b>		
(55-68) <b>D</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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

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

