

2 Bedroom End Terrace

40% SHARED OWNERSHIP

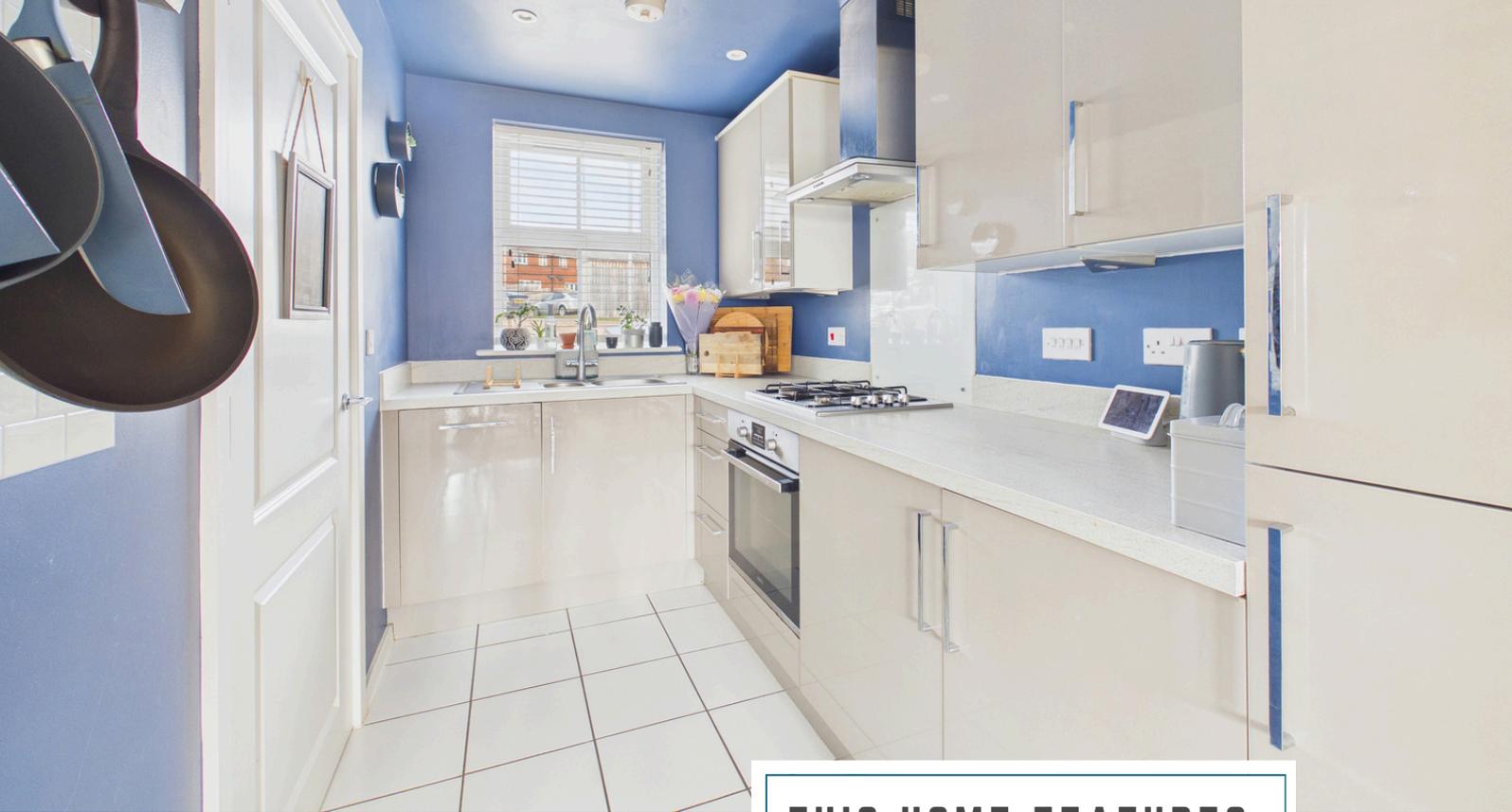
**12 CANNON CLOSE, AYLESBURY
BUCKINGHAMSHIRE HP20 1EX**



£122,000

TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Cannon Close is conveniently positioned within easy reach of Aylesbury town centre, offering a wide range of shops, restaurants and leisure facilities. The property is also within walking distance of the town's mainline railway station, providing direct services to London Marylebone.

THIS HOME FEATURES

- 40% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- MID-TERRACE HOME
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- LOUNGE / DINER
- GROUND FLOOR CLOAKROOM
- ALLOCATED PARKING
- WALK TO TOWN

With everyday amenities, green spaces and transport links nearby, the location is particularly appealing to first-time buyers and commuters.

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2 BEDROOMS

The property benefits from two double bedrooms both with fitted wardrobes.

KITCHEN

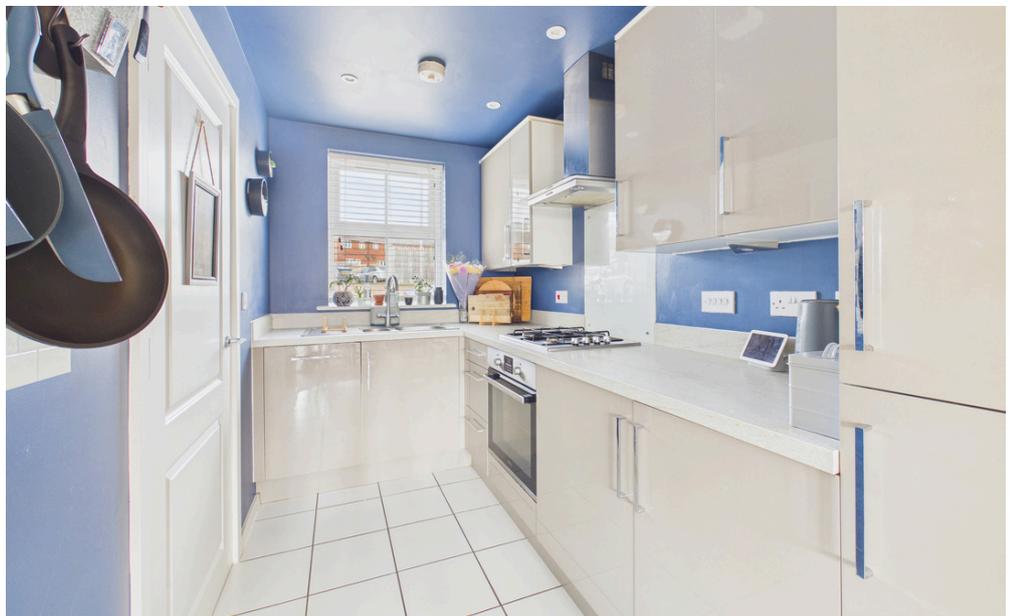
Step into the modern kitchen space, complete with integrated fridge/freezer, oven and hob, dishwasher, and washing machine. This well-equipped kitchen offers convenience and functionality, making it a breeze to prepare meals and handle daily household tasks. Enjoy the seamless integration of modern appliances in this contemporary kitchen setting.

BATHROOM

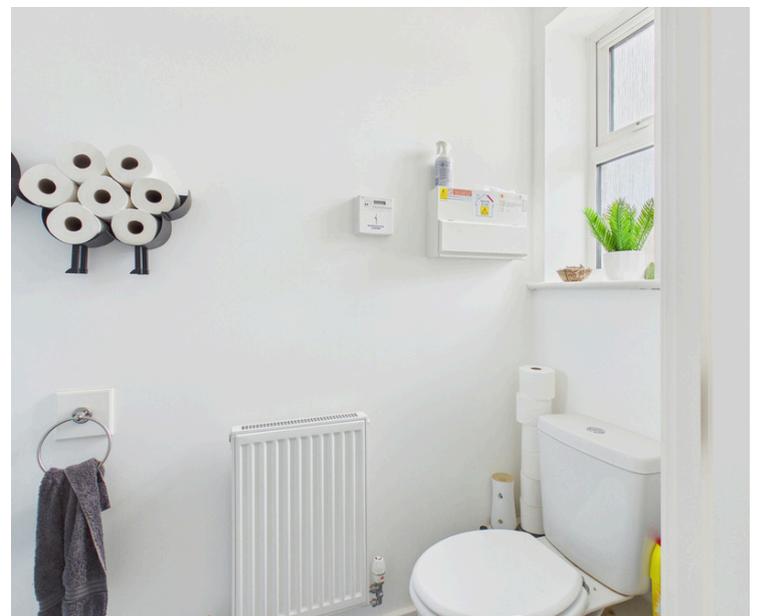
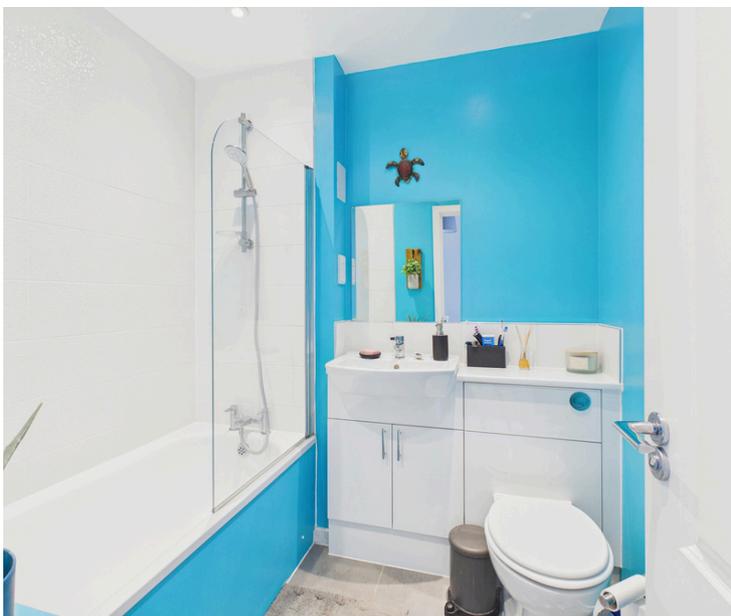
Discover the contemporary bathroom featuring sleek fixtures and the option of a bathtub or shower. Additionally, the property offers the convenience of a guest cloakroom, ensuring comfort for visitors. Enjoy the stylish and practical bathroom spaces within this property.

RECEPTIONS

Relax and entertain in the inviting lounge dining space, adorned with elegant French-style patio doors that open up to the charming rear garden. This versatile area offers ample room for both dining and unwinding, creating the perfect setting for enjoyable moments with family and friends.



We Sold It are pleased to offer this two-bedroom mid-terrace home, available on a 40% shared ownership basis, with the share available for £122,000. Conveniently positioned within walking distance of Aylesbury town centre and the mainline train station, the property offers modern accommodation well suited to first-time buyers. The ground floor comprises an entrance hall with guest cloakroom, a modern fitted kitchen with integrated appliances, and a spacious lounge/diner to the rear. Double patio doors open directly onto the garden, creating a bright and sociable living space. Upstairs, there are two double bedrooms, both benefiting from built-in storage, along with a family bathroom. Externally, the property features a rear garden and allocated parking, with additional visitor parking available nearby.



OUTSIDE

The rear garden of this property is a peaceful retreat, mainly laid to lawn, a patio area perfect for outdoor gatherings, and enclosed by timber panel fencing with

PARKING

One allocated parking space, additional visitor parking available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

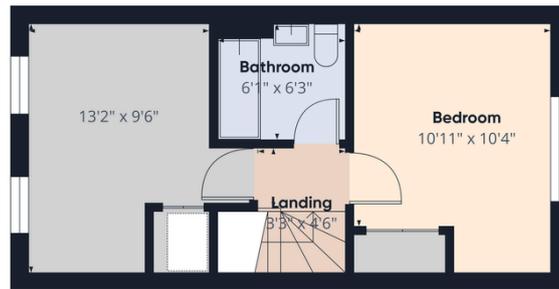
THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



Floor 0



Floor 1

Approximate total area*
661 ft²

(*)Excluding balconies and terraces

Calculations reference the RICS SPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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