

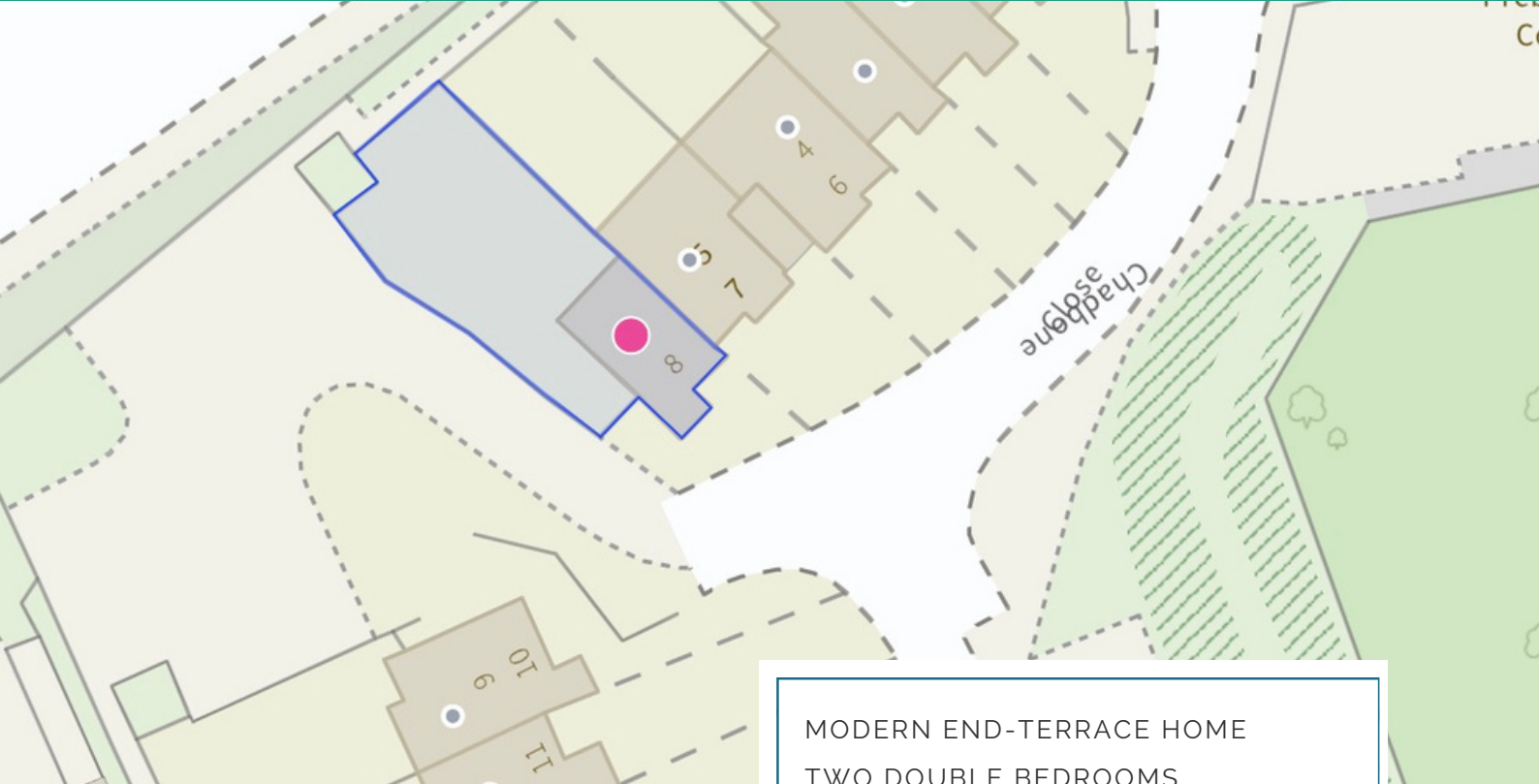
2 Bedroom End Terrace **CENTRAL LOCATION**

8 Chadbone Close, Aylesbury,
HP20 2PS



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LOCATION

Chadbone Close enjoys a particularly convenient position within walking distance of Aylesbury town centre, the historic Old Town and the mainline railway station, offering direct services to London Marylebone. Residents benefit from an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities, while the nearby A41 provides convenient road links towards Tring, Bicester, Milton Keynes and the M25. The area is also well served by a

MODERN END-TERRACE HOME
TWO DOUBLE BEDROOMS
MODERN FITTED KITCHEN
LOUNGE
BRICK-BASED UPVC
CONSERVATORY/DINING ROOM
MODERN FAMILY BATHROOM
LANDSCAPED LOW-MAINTENANCE
REAR GARDEN
ALLOCATED PARKING
WALKING DISTANCE TO THE TOWN
CENTRE, OLD TOWN AND MAINLINE
RAILWAY STATION

choice of primary and secondary schools, along with nearby parks and green spaces. Combining the convenience of town centre living with a quiet residential setting, Chadbone Close is a popular choice for first-time buyers, downsizers and investors alike.





Situated within easy walking distance of Aylesbury town centre, the picturesque Old Town and the mainline railway station, this modern two-bedroom end-terrace home offers well-balanced accommodation and would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors. The accommodation comprises an entrance hall, a modern fitted kitchen and a comfortable lounge, which opens into a brick-based uPVC conservatory currently used as a dining room, creating an excellent additional reception space overlooking the garden. To the first floor are two genuine double bedrooms and a modern family bathroom. Outside, the property benefits from an enclosed rear garden, thoughtfully landscaped for ease of maintenance, making it ideal for those looking to enjoy outside space without the upkeep. The property also benefits from allocated parking. Offering a highly convenient location close to shops, restaurants, leisure facilities and excellent transport links, this is a superb opportunity to acquire a well-presented home in the heart of Aylesbury.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.



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