





TURNPIKE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE £310,000

FREEHOLD

Situated on the south side of Aylesbury, this two bedroom terraced home offers convenient access to the town centre and station, easy reach of several well-regarded schools and is offered to the market with no upper chain. Accommodation comprises a living room, a kitchen, two double bedrooms and a bathroom. Outside, the property benefits from an enclosed garden and residents parking.

GEORGE DAVID

TURNPIKE END

• NO UPPER CHAIN • SOUTH SIDE OF AYLESBURY • CLOSE TO WELL REGARDED SCHOOLS • TWO DOUBLE BEDROOMS • BRIGHT LIVING ROOM • ENCLOSED REAR GARDEN • EASY ACCESS TO TOWN CENTRE & STATION • CUL DE SAC LOCATION





LOCATION

Situated approximately a mile from the town centre, the property is a short walking distance to the highly regarded Aylesbury Grammar and Aylesbury High Schools. There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby.

ACCOMMODATION

The property is entered via a hallway with stairs rising to the first floor. To the front, a bright and welcoming living room offers a comfortable space for relaxation. To the rear, the kitchen is fitted with a range of units incorporating an inset gas hob and oven, with additional space for a fridge and washing machine. There is room for a dining table and chairs, while a door provides direct access to the rear garden.

On the first floor, the landing benefits from access to the loft and an airing cupboard. There are two double bedrooms, both offering good proportions and versatility, together with a family bathroom fitted with a white suite.

Outside, the enclosed rear garden enjoys a combination of patio and lawn areas, providing space for outdoor dining and relaxation, and also features a useful garden shed for storage. Parking is available for residents.

Conveniently located on the south side of Aylesbury, the property enjoys excellent access to local amenities, schools, the town centre and station, making it an ideal purchase for first-time buyers, downsizers or investors.

NOTE

£13 p/m service charge.

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.

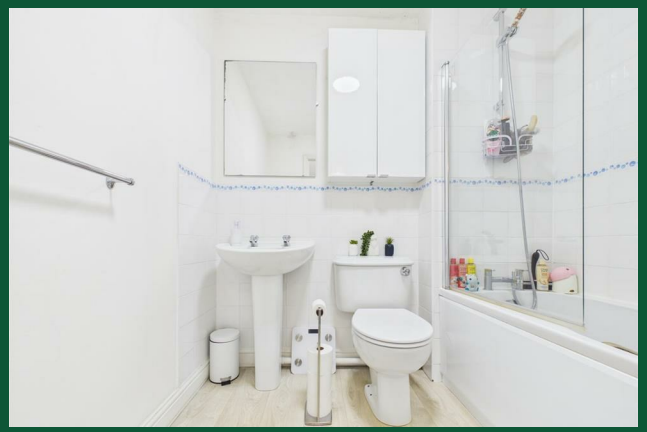
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

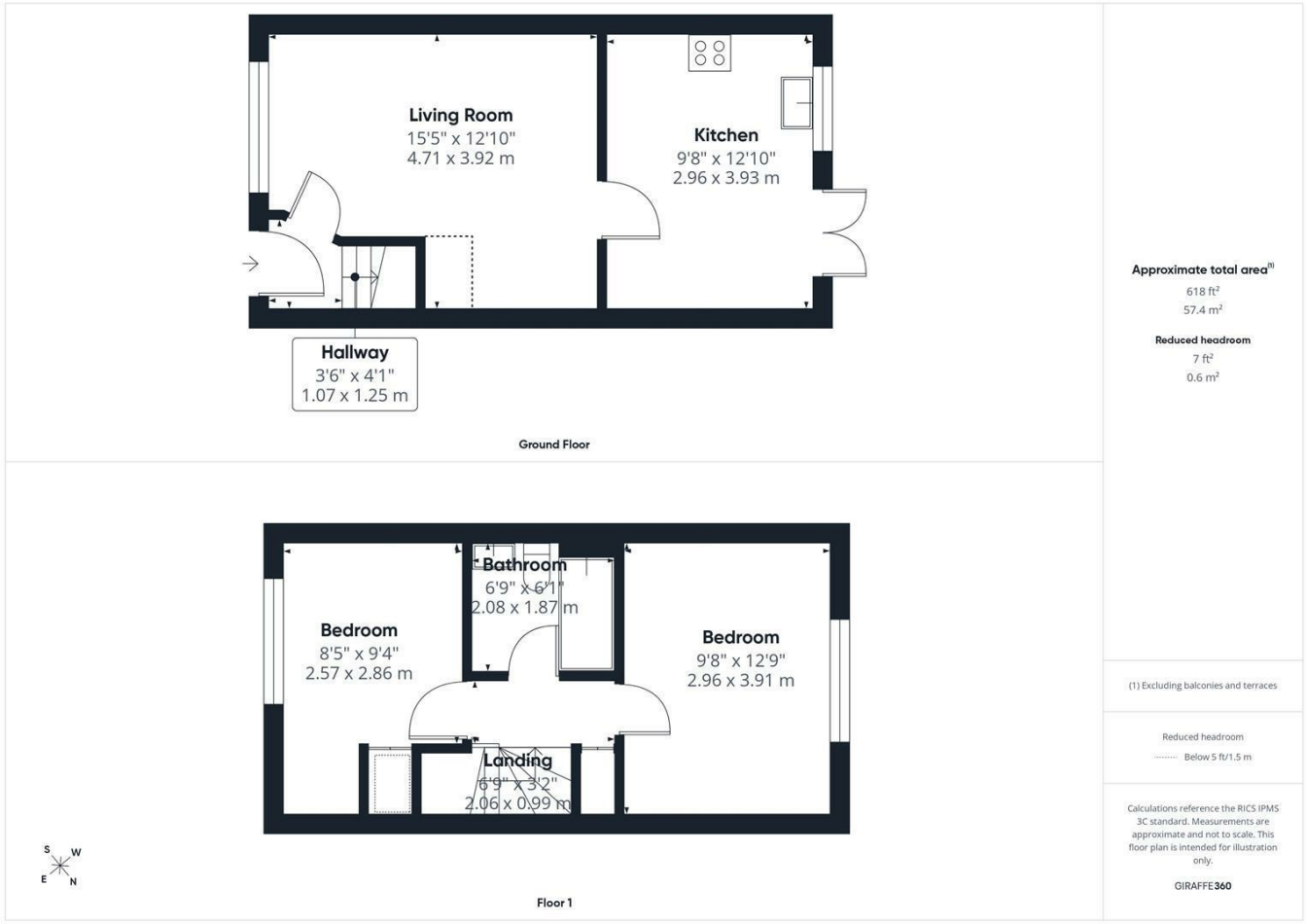
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

TURNPIKE END

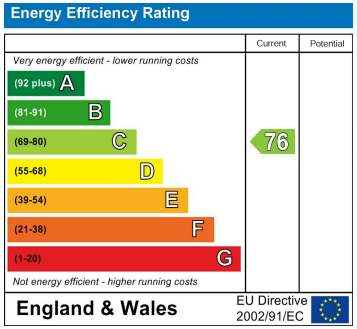












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants 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