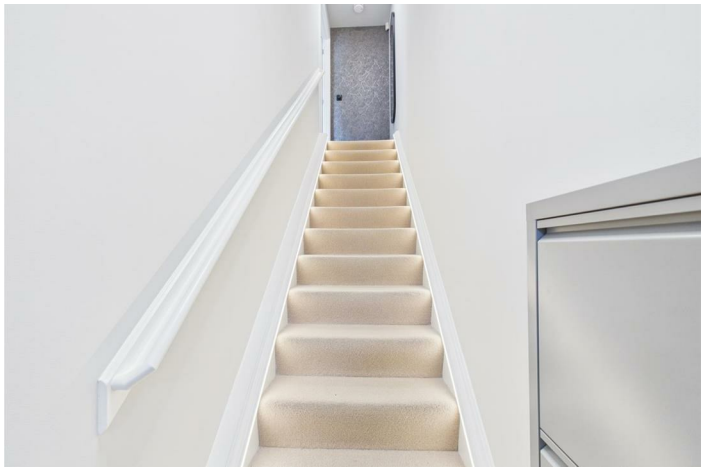






WEDGEWOOD STREET, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £230,000

FREEHOLD

A stylish one bedroom coach house situated in the popular Fairford Leys development. Presented in fantastic order throughout, the property offers well proportioned accommodation comprising a bright living room, modern kitchen, spacious bedroom, and contemporary bathroom. Further benefits include a garage, driveway parking, and a convenient location close to local amenities with easy access to Aylesbury town centre, making it an ideal first-time purchase or investment opportunity.

GEORGE DAVID

WEDGEWOOD STREET

• STYLISH ONE BEDROOM COACH HOUSE • FAIRFORD LEYS DEVELOPMENT • GARAGE AND OFF ROAD PARKING • CLOSE TO LOCAL AMENITIES • SPACIOUS LIVING AREA • DOUBLE BEDROOM WITH BUILT IN WARDROBES • EASY ACCESS TO TOWN • FANTASTIC ORDER THROUGHOUT





LOCATION

Fairford Leys is a popular development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

ACCOMMODATION

The property is entered via its own private front door, with stairs rising to the first-floor accommodation. The landing provides access to the loft, offering additional storage potential. There is smart lighting throughout the property.

The bright living room provides ample space for both living and dining furniture, creating a comfortable and versatile living area. The adjoining kitchen is well-appointed with a range of fitted units, an inset gas hob with oven below, and space for both a washing machine and a fridge freezer.

The double bedroom features two built-in wardrobes, one of which has been thoughtfully customised with fitted shelving, drawers and integrated lighting, providing excellent storage and organisation.

The bathroom is fitted with a modern white suite comprising a bath with shower over, WC, hand basin set within a vanity unit offering useful storage, and a heated towel rail.

Externally, the property benefits from a garage with an up-and-over door, light and power connected, together with off-road parking directly in front of the garage for up to 3 cars.

Offering stylish accommodation in a desirable location, this superb coach house is ready to move into and must be viewed to be fully appreciated.

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.

WEDGEWOOD STREET

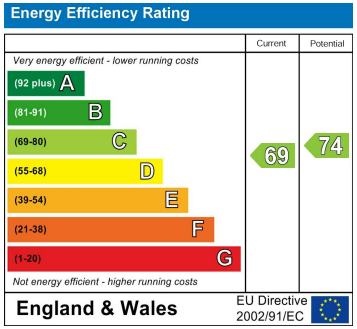












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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