

# 3 Bedroom FAMILY HOME

MUCH IMPROVED

73 Belgrave Road, Aylesbury,  
Buckinghamshire HP19 9TN



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



## LOCATION

Situated in Aylesbury, is a well-established residential area offering convenient access to essential amenities and transport links. It provides a range of local schools and recreational facilities, ensuring modern family needs are well catered for locally.

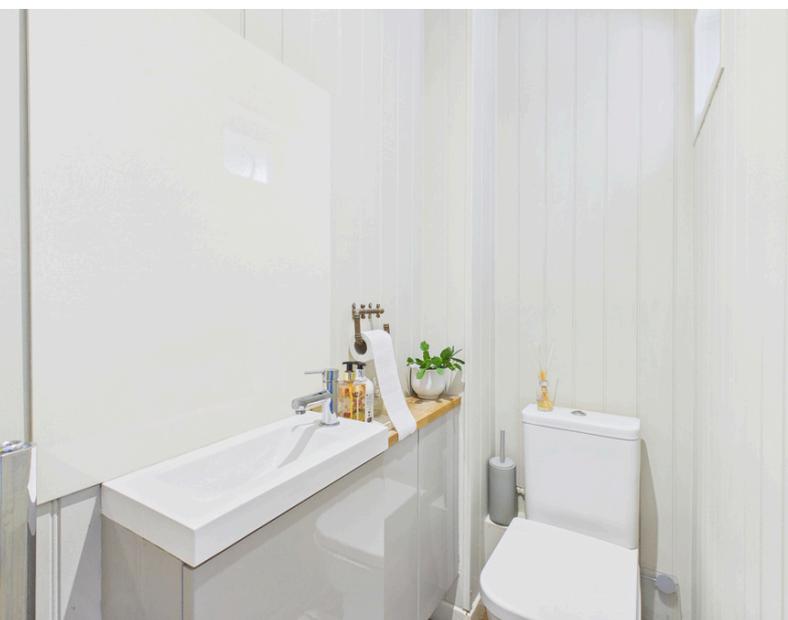
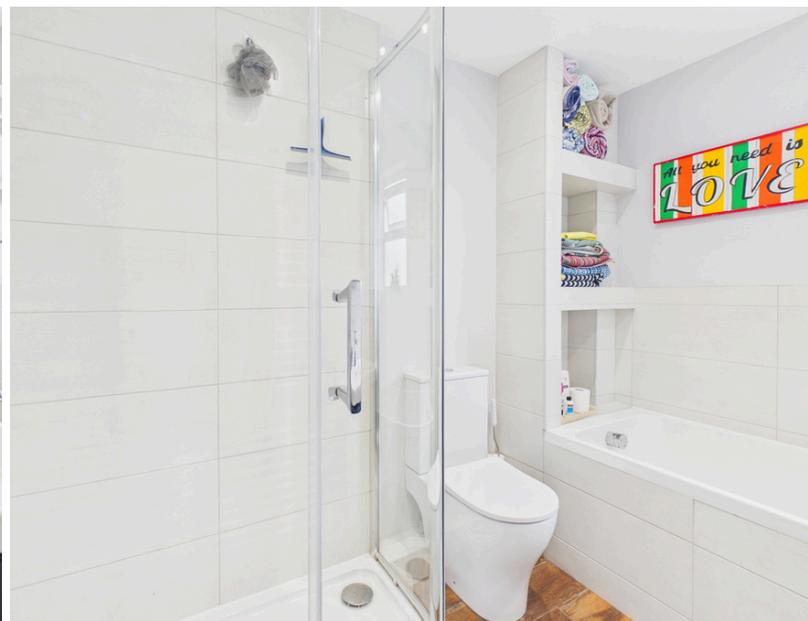
### THIS HOME FEATURES

THREE BEDROOMS  
LOW MAINTENANCE GARDEN  
DRIVEWAY PARKING  
RE FITTED BATHROOM  
RE FITTED KITCHEN  
NEW BOILER FITTED 2024  
LOUNGE/DINER  
IDEAL FAMILY HOME  
1.1 MILE FROM AYLESBURY  
PARKWAY STATION

Aylesbury Parkway Station is situated just over a mile away and provides a direct link to London Marylebone.



*We Sold It are pleased to offer to the market this well-presented three-bedroom family home, situated on Belgrave Road and benefiting from a number of thoughtful upgrades and improvements. The ground floor comprises an entrance hall with guest cloakroom, a refitted kitchen, and a spacious lounge/diner to the rear, providing a comfortable and sociable living space. Upstairs, there are three bedrooms served by a refitted modern family bathroom. Externally, the property features a low-maintenance rear garden, complete with a covered outdoor kitchen area, ideal for entertaining and outdoor dining. To the front, driveway parking provides space for two vehicles.*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://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.*

\*Fastest Train from Aylesbury to London Marylebone

Tel. 01296 761331  
[hello@WeSoldIt.co.uk](mailto:hello@WeSoldIt.co.uk)

