Michael ANTHONY

Yorke Close, Aston Clinton

Offers in Excess of £450,000 Freehold



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Offers in Excess of £450,000

Located at the end of a quiet cul-de-sac in the village of Aston Clinton and only a short distance away from local pubs, parks and shops this well presented three bedroom semi-detached home is welcomed to the market offering lounge which opens into a recently renovated kitchen/dining room, downstairs cloakroom and upstairs bathroom as well as a private rear garden, two parking spaces and garage.

Property Description

ENTRANCE
Double glazed door with side panel to:

ENTRANCE HALL
Double glazed door and window to:

LOUNGE
Double glazed window to the front, radiator, door to WC, stairs rising to the first floor, understairs storage cupboard, opening to:

CLOAKROOM
Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap, heated towel rail, tiled floor, extractor fan.

KITCHEN
Double glazed window to side aspect, double glazed door to rear. Fitted with a range of both wall mounted and floor standing units with work surface over, butler sink with mixer tap, space for range cooker with extractor fan over, integrated: dishwasher, fridge freezer and washing machine; concealed wall-mounted gas boiler, island with work surface over, open to dining room.

DINING ROOM
Double glazed Velux window and double doors to rear. Radiator.

LANDING
Double glazed window to the side, access to loft void.

BEDROOM ONE
Double glazed window to the front, radiator, a range of built in wardrobes and inset dressing table, airing cupboard housing lagged hot water cylinder.

BEDROOM TWO
Double glazed window to the rear, radiator.

BEDROOM THREE
Double glazed window to the front, radiator, built in cupboard.

BATHROOM
Frosted double glazed window to the rear, panelled bath with shower unit over, wash hand basin with storage cupboards under, low level w.c., part tiled walls, heated towel rail, tiled floor.

OUTSIDE

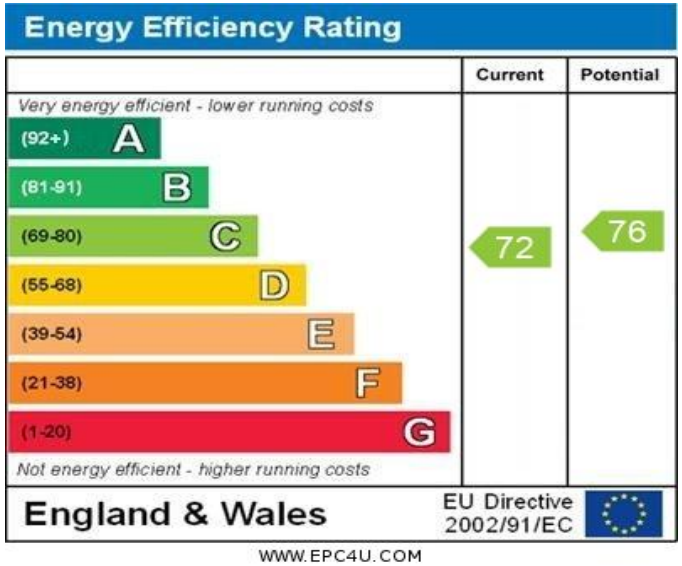
GARAGE
Metal up and over door, power and lighting.

FRONT GARDEN
Flower and shrub beds, parking area.

REAR GARDEN
Mainly laid to lawn, paved patio area, all enclosed by panelled fencing, outside lighting, cold water tap, gated side access.

ADDITIONAL INFORMATION
Aylesbury Vale District Council band- D





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 co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to 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. This is advisable, 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 approved details should be requested from the agents

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