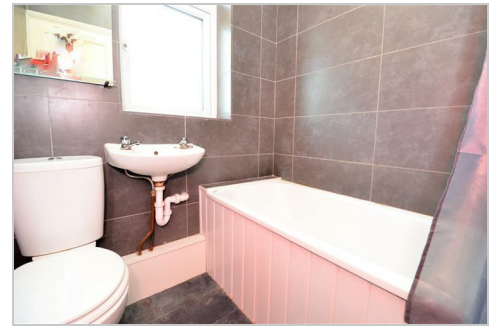


Woodholls



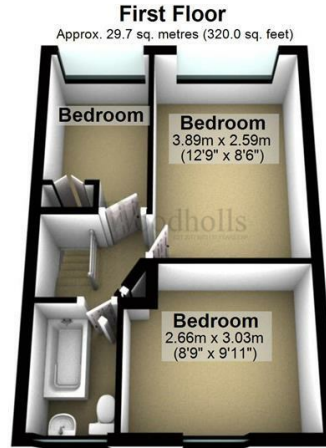
Rose Avenue, Aylesbury, HP19 9NW

Asking price £280,000

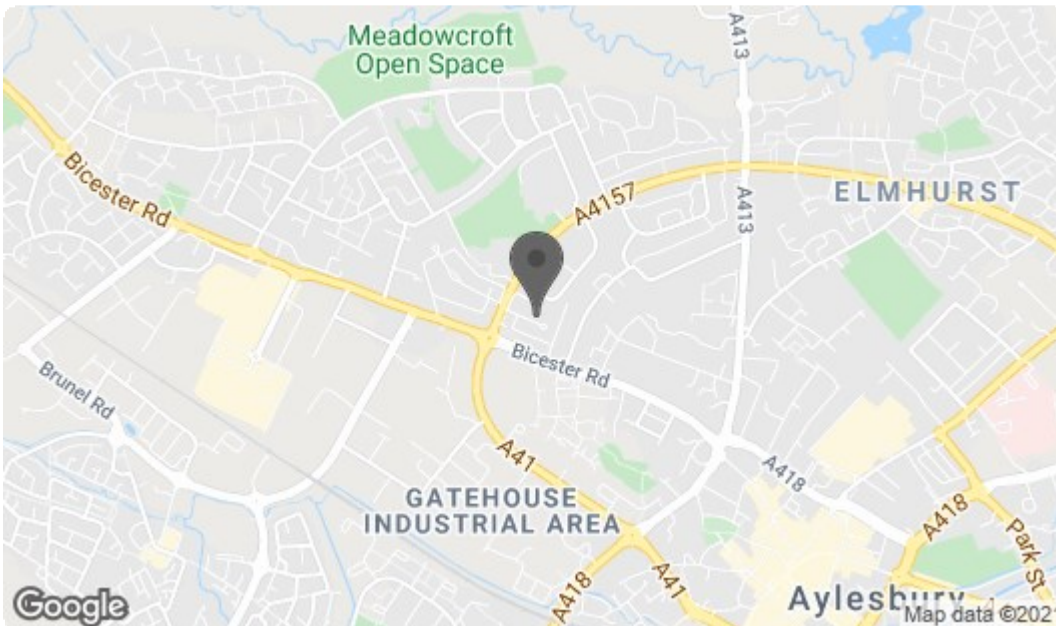
OFFERED FOR INVESTMENT ONLY with tenants in place is this lovely extended three bedroom terraced house with garage. The house is located in a quiet cul-de-sac and within walking distance to the town centre. The property comprises three bedrooms, family bathroom, large lounge, kitchen with dining area and patio doors leading to garden, ground floor w/c. The current rental yield is 4.9%

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



Total area: approx. 77.0 sq. metres (829.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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