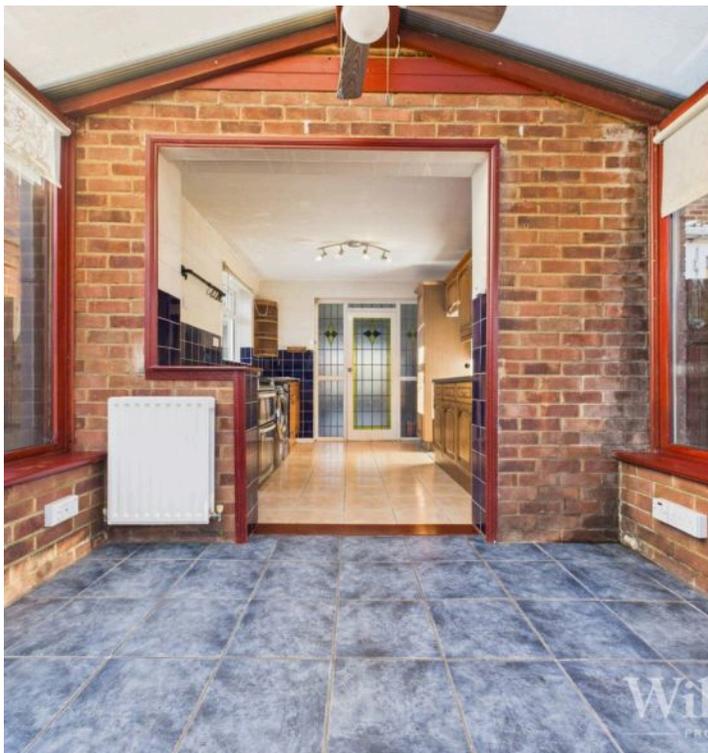




244 Ingram Avenue, Aylesbury

In Excess of **£395,000**



244 Ingram Avenue

Aylesbury, Aylesbury

Peaceful three bedroom semi in sought-after Bedgrove. Open plan lounge/diner, kitchen to conservatory, garage, driveway. Near schools and amenities. Ideal for families or investment.

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove offers train stations nearby which include both Aylesbury town or Stoke Mandeville linking with London Marylebone. Primary School – Bedgrove & Secondary School – The Grange and catchment to Aylesbury Grammar Schools Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Hallway

Enter through the side door into this entrance hallway, comprised of tiled flooring, carpeted stairs rising to the first floor and doors to the downstairs bathroom and lounge/diner.

Bathroom

The downstairs bathroom is comprised of wood effect flooring, dual aspect frosted windows, spotlights to the ceiling, a heated towel rail, low level w/c, a panelled bathtub with a mixer tap and overhead shower and a hand wash basin with a mixer tap integrated into a vanity unit.

Lounge/Diner

This L-shaped lounge/diner features wood effect flooring, two large windows to the front aspect, a range of pendant and wall mounted lights, a feature fireplace and space for a range of dining or living room furniture.

Kitchen

The kitchen is composed of tiled flooring, a window and door to the side aspect, studio spotlights to the ceiling, a wall mounted radiator, open plan access to the conservatory and a range of wall and base mounted units with appliances such as an integrated sink with a draining board and mixer tap, dishwasher, washing machine, double oven space for a range of other white goods.

Conservatory

The brick-based conservatory is comprised of tiled flooring, a fan light to the ceiling, windows to the surround and a sliding door to the garden patio area.

Landing

The landing is composed of a window to the side aspect, wood effect flooring, loft access, a pendant light to the ceiling and doors to an airing cupboard and all three bedrooms.

Bedroom Three

The third bedroom is composed of carpeted flooring, a wall mounted radiator, window to the rear aspect, pendant light to the ceiling and space for a single bed and other bedroom furniture.





Floor 0

Approximate total area⁽¹⁾

935 ft²

86.9 m²

Reduced headroom

2 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is



Floor 1

