

hillyards.

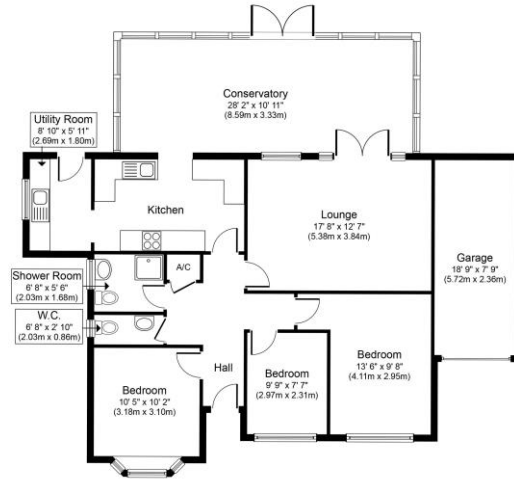


This three-bedroom detached bungalow is situated on the popular Haydon Hill area of Aylesbury and is in excellent condition throughout. The property occupies a sizeable corner plot with well kept gardens overlooking open playing fields. The property has been much improved over recent years and accommodation consists of 17ft lounge, refitted kitchen, utility room, 28ft conservatory, w/c, three double bedrooms and refitted shower room as well as garage and driveway parking. A viewing comes highly recommended.

£425,000

Gainsborough Place, Aylesbury, Buckinghamshire. HP19 8SF

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Approximate Floor Area
 1,406 sq. ft.
 (130.6 sq. m.)

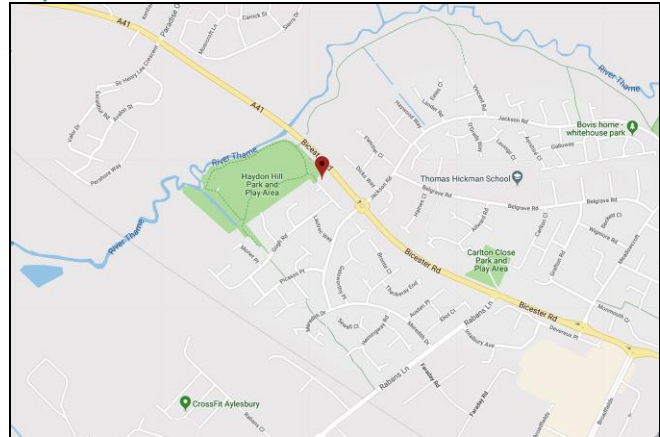
Garden

There is a large corner plot garden to the rear and side to the property offering a good degree of privacy and sunny aspect. Laid mainly to lawn with well established trees, shrubs and flowerbeds.

Garage & Driveway Parking

There is a single garage to the side of the property plus driveway parking to the front.

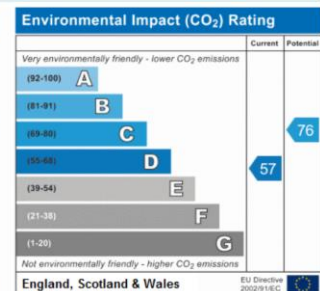
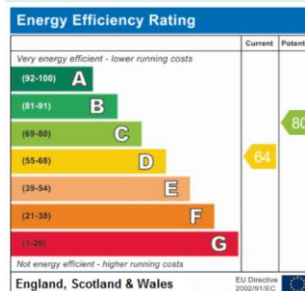
Map



Council Tax Band

D (approximately £1861.00 per annum based on 2 adults residing at the property).

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor plan: Not to scale, for illustrative purposes only.