

hillyards.

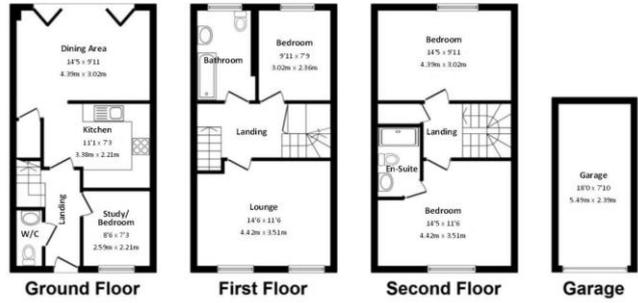


Hillyards are pleased to offer this immaculately presented four bedroom town house situated on the popular Berryfields area of Aylesbury. The property is located just a short distance from a main line railway station that offers a regular service to Central London. Accommodation consists of entrance hall, cloakroom, modern kitchen/diner and study/bedroom to the ground floor, lounge, bedroom and bathroom to the middle floor and two bedrooms and en-suite to the top floor. Other benefits include garage with driveway parking and an enclosed rear garden accessed via bi-folding doors. A viewing comes highly recommended.

£350,000

Avalon Street, Aylesbury, Buckinghamshire. HP18 0GS

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Total floor area 124.0 sq. m. (1,335 sq. ft.) approx

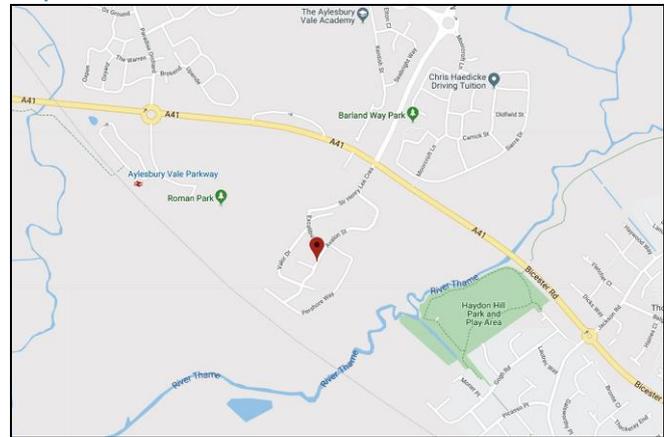
Rear Garden - 33'0" x 15'0" (approx)

There is an enclosed rear garden laid initially to decking with step up to artificial lawn and gated rear access to garage & parking.

Garage & Parking

There is a single garage located in a block situated to the rear of the property plus parking in front for one vehicle.

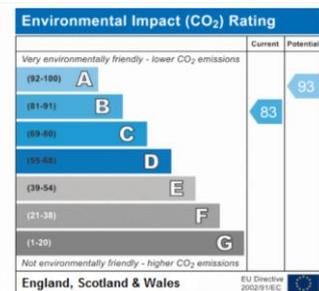
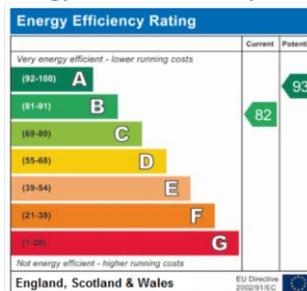
Map



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: For illustrative purposes only, not to scale.