



15 Vickery Close

| Aylesbury | Buckinghamshire | HP21 8RS



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Williams Properties are delighted to present this excellent one bedroom mid-terraced house in Aylesbury, with allocated parking and within walking distance to all amenities. The property is in good order throughout and consists of open plan living with kitchen area, lounge area, one bedroom and a bathroom, with garden to the rear. Viewing is strongly advised on this superb property, ideal as a first purchase.

Guide price £199,950

- Open Plan Living
- Desirable Location
- Close to Shops
- Close to Train Station
- Mid-Terraced
- Allocated Parking Spot
- Enclosed Rear Garden
- Viewing Highly Recommended

Location

A sought after modern development on the South side of the town centre and within easy reach of Aylesbury centre and all of the amenities. Aylesbury offers rail links to London Marylebone, retail shopping facilities and many eateries. Close by is the Guttman Centre which is large sporting venue and gymnasium, the area also falls into sought after catchment area for William Harding and Grammar Schools. Primary School William Harding & Secondary School The Grange and Aylesbury Grammar Schools

Council Tax

Band B

Local Authority

Aylesbury Vale District Council

Services

Mains electric and water, with electric heating.



The property is situated on a quiet road in the heart of the Brookhurst development in Aylesbury. Local amenities include a Post Office, Co-Op food store and fish and chip takeaway a 10 minute walk away, with further amenities in the Town Centre which is easily accessible on foot or by road.



Entrance

Enter via front door into open planned living downstairs. There is stairs rising to first floor and door leading to rear garden.

Lounge Area

Lounge area consists of wood effect laminate laid to floor and window to front aspect. There is space for a three piece suite and other living room furniture.

Kitchen Area

Kitchen area consists of base and wall mounted units, with a roll top work top, inset sink with draining board and mixer tap, inset oven with electric hob and extractor, space and plumbing for a washing machine and fridge/freezer. Window to the rear aspect with a door leading off to rear garden.

First Floor

Carpeted stairs rising to first floor landing. There are doors leading off to the bedroom and bathroom.

Bedroom

Bedroom consists of carpet laid to floor, window to front aspect and storage cupboard. There is space for a double bed and other bedroom furniture.

Bathroom

Bathroom suite consisting of bathtub with power shower attachment, low level WC and hand wash basin, with tiling to splash sensitive areas and window to rear aspect.

Rear Garden

Enclosed rear garden with patio leading from kitchen area, with grass laid to remainder. Wooden fencing encloses the garden with a wooden gate used for side access.

Parking

There is one allocated parking spot to the front of the property.

Buyer Notes

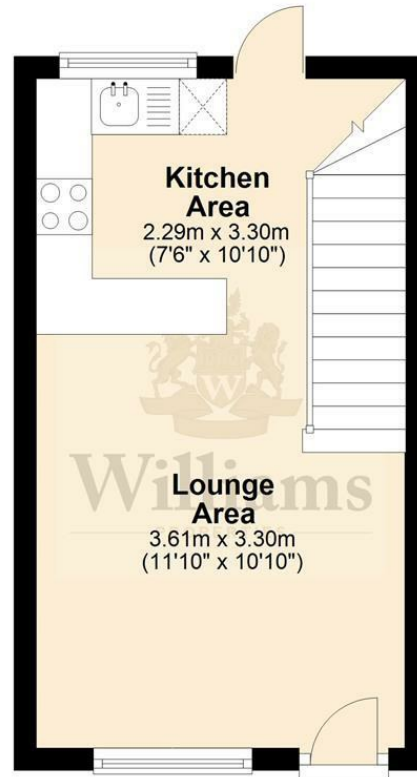
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(02 plus) A			70
(01-01) B			
(09-08) C			
(05-06) D			
(07-04) E			
(11-10) F			
(11-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

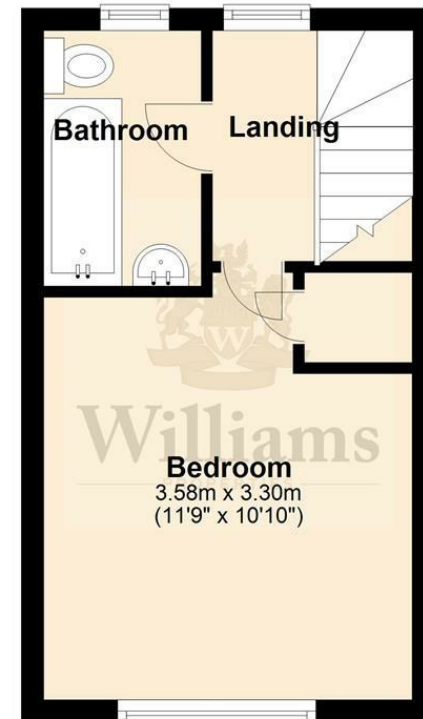
Ground Floor

Approx. 19.8 sq. metres (213.0 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 39.4 sq. metres (424.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.