



17 Grecian Street

| Aylesbury | Buckinghamshire | HP20 1LT



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Williams Properties are pleased to welcome to the market this well appointed two bedroom mid-terraced house in Aylesbury, a short walk from the Town Centre and train station. This ideal purchase features a modernised bathroom and kitchen but retains period charm with fireplaces and exposed brickwork. Accommodation consists of living room, dining room, kitchen, lean-to, two good sized bedrooms and bathroom. Outside, there is an enclosed segregated rear garden. Viewing is strongly advised on this ideal purchase.

Offers in excess of £250,000

- Mid-Terraced
- Town Centre Location
- Walking Distance to Train Station
- Four-Piece Bathroom
- Two Bedrooms
- Walking Distance to Shops
- Two Reception Rooms
- Viewing Highly Recommended

Town Centre

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Enter via front door into entrance hall. There are doors leading to the living room and dining room. Stairs rising to first floor landing.

Living Room

Living room consists of carpet laid to floor, bay window to front aspect and brick work fireplace. There is space for a three piece suite and other living room furniture.



A very well presented two bedroom mid terrace period home set within easy reach of the town centre, rail links to London Marylebone and the Aylesbury Grammar School.



Dining Room

Dining room consists of wooden flooring, window to rear aspect, brick work fireplace and an opening leading to the kitchen. There is space for a dining set and other dining room furniture.

Kitchen

A modern kitchen consisting of a range of base and wall mounted units, roll on work top, windows to the rear aspect and also into lean-to. Inset gas oven, hob and extractor fan, and space and plumbing for a fridge/freezer, washing machine and dishwasher. There is tiling to splash sensitive areas of the walls, and a door leading to under-stairs storage and lean-to.

Lean-To

Small lean-to off the kitchen consists of wood effect laminate laid to floor and door leading out to rear garden.

First Floor

Carpeted stairs rising to first floor landing. There are doors leading off to both bedrooms, bathroom and storage cupboard.

Bedroom One

Bedroom one consists of wood effect laminate to floor, windows to front aspect and built in wardrobes. There is space for double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor and window to rear aspect. There is space for a bed and other bedroom furniture.

Bathroom

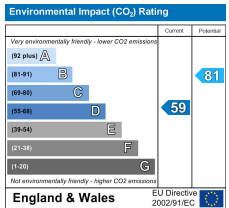
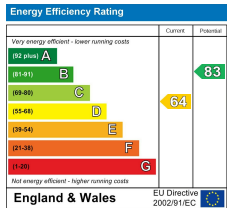
Four-piece bathroom consisting of bathtub with shower attachment, enclosed double shower stall, pedestal hand wash basin and low level WC. There is tiling laid to floor and walls, underfloor heating and a window to the rear aspect.

Rear Garden

Rear garden is separated into two sections with grass side access separating both gardens. The immediate garden leads out from the lean-to and consists of patio and a wooden gate leading to larger grass garden to rear. Second garden is accessed through wooden gate and contains grass, shed and summer house to rear.

Buyer Notes

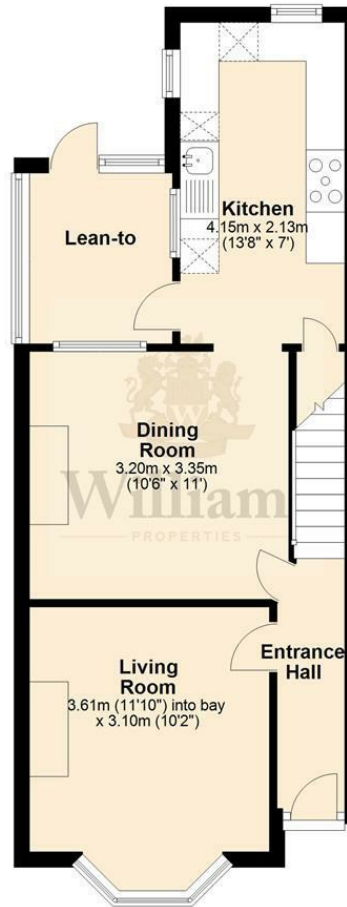
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 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.



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For clarification, we wish to inform perspective 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 are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.