



Victoria Street, Aylesbury

NEW INSTRUCTION! Williams now offer this 1st floor maisonette set close to the town centre. The property consists of lounge, kitchen, bathroom, two double bedrooms, carport, further parking to the rear and an open plan garden. Available end of January.

£825 Per month

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(91 plus) A		
(81-90) B		
(61-80) C		
(51-60) D		
(35-50) E	54	63
(21-34) F		
(1-20) G		

Red energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91 plus) A		
(81-90) B		
(61-80) C		
(51-60) D		
(35-50) E	47	52
(21-34) F		
(1-20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive compliance



10 Victoria Street  
| Aylesbury | Buckinghamshire | HP20 1NA

### Location

Victoria Street is set close to local shops including Tesco's as well as walking distance to Aylesbury town centre. Victoria Street is on the south side of town allowing easy access to the A41. Parks and the local Aylesbury Vale swimming pool and gym are also within close walking distance.

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band-B

### Services

All main services available

### Hall & Stairs

Front door leading into the entrance hall with space for coats and shoes, multi panelled glass door to the stair case leading to the first floor.

### Accommodation

The hall has a coat cupboard, airing cupboard and loft hatch and from the landing and hall all other rooms can be accessed.

The Lounge/diner is of a good size with space for lounge furniture as well as table and chairs. The lounge also has a double glazed window to the front aspect, wall mounted heater and t.v point.

The Kitchen has wall and floor units with roll top work surfaces, inset sink and drainer, washing machine and fridge freezer. There is also a breakfast bar and double glazed window to the

side aspect.

The family bathroom is a good size with a panelled bath with shower over, low level w/c, pedestal hand wash basin, towel rails double glazed window to rear aspect, part tiled walls and tiled floor.

The master bedroom is a light and bright room and of a good size allowing space for a double bed with built in wardrobe. There is also a double glazed window to the front aspect and a wall mounted heater.

The second bedroom is also a double with a double glazed window to the rear aspect, wall mounted heater and space for wardrobes and storage cupboard.

### Front garden

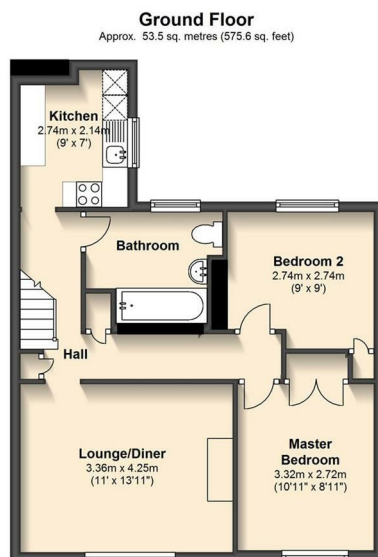
There is a path to your own front door and small drive leading to your car port and access to the rear garden.

### Rear Garden

There is a lawn area with access to the front and car port as well as access to the rear and service road were there is another car parking space.

### Car Port

The carport is a brick carport with access to the garden and a brick built storage area.



Total area: approx. 53.5 sq. metres (575.6 sq. feet)  
Total area does NOT include Garage space.  
Plan produced using PlanUp.

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.

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