



Oat Close

| Aylesbury | Buckinghamshire | HP21 9LN



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****NO CHAIN**** Williams properties are pleased to present this fantastic two bedroom end-of-terrace house in the desirable area of Hawkslade, Aylesbury. The property consists of a lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a rear garden and an allocated parking space. Viewing is highly recommended on this fantastic first purchase or investment property.

Guide price £240,000

- NO CHAIN
- End-of-Terrace
- Enclosed Rear Garden
- Desirable Location
- Two Bedrooms
- Close Proximity to the Hospital
- Walking Distance to Shops
- Viewing Highly Recommended

Hawkslade

Hawkslade is a popular development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School: Mandeville & Aylesbury Grammar Schools.

Council Tax

Band C

Local Authority

Aylesbury Vale District Council

Services

All main services available.

Entrance

Enter via front door into the lounge/diner.



The property is located on a quiet road in the heart of Hawkslade on the Southside of Aylesbury and as such is walking distance to a range of amenities including a Co-Op food store offering pitstop groceries. There are excellent road links with easy access to the A41 and a bus route serves the area.



Lounge/Diner

Lounge/diner consists of carpet laid to the floor, a door leading to the kitchen, window to the front aspect and stairs rising to the first floor landing. There is space for a three piece suite, a dining set and a range of other furniture.

Kitchen

Kitchen consists of tiles laid to the floor, base and wall mounted units with roll on worktops. Stainless steel sink, draining board and a mixer tap. There is space and plumbing for a washing machine, with space for a fridge/freezer. There is a door leading to the rear garden, with a window to the rear aspect.

First Floor

Carpeted stairs rising to the first floor landing. There are doors to both bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

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

Bathroom

Bathroom suite consists of tiles laid to the floor and to the surround. There is a panelled bathtub, low level WC and hand wash basin. Window to the rear aspect.

Rear Garden

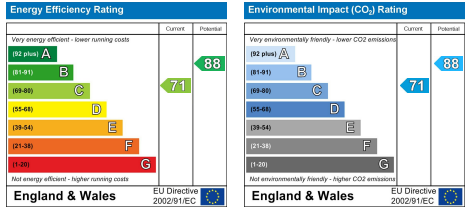
Enclosed rear garden consists of patio leading from the kitchen, with grass laid to the remainder.

Parking

There is one allocated parking space to the side of the property.

Buyer Notes

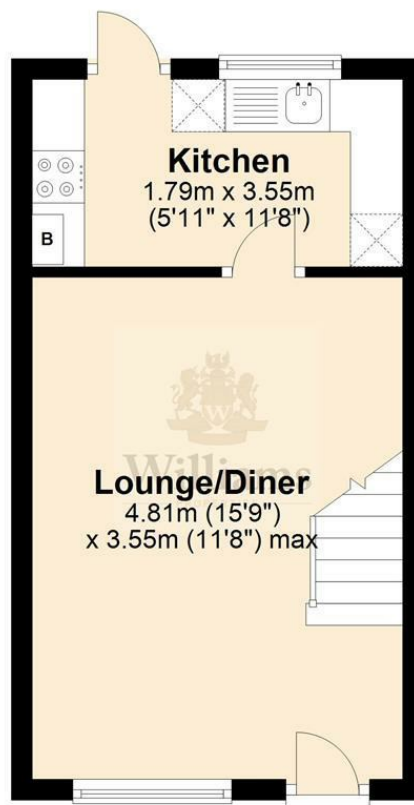
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



First Floor

Approx. 24.0 sq. metres (257.8 sq. feet)



Total area: approx. 47.7 sq. metres (513.9 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.