

Woodholls



Otway Close, Aylesbury, HP21 9HW
Asking price £239,950

No onward chain!

Tucked away in a quiet cul-de-sac on the south side of Aylesbury Town is this lovely two bedroom house.

The property benefits from a recent kitchen refit and has a very private rear garden.

The accommodation comprises a ground floor w/c, Fully fitted kitchen, Lounge with french doors leading to the garden. The first floor provides 2 good size bedroom and the bathroom.

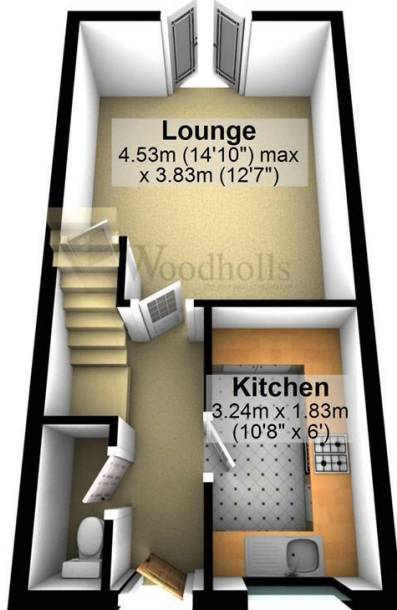
44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



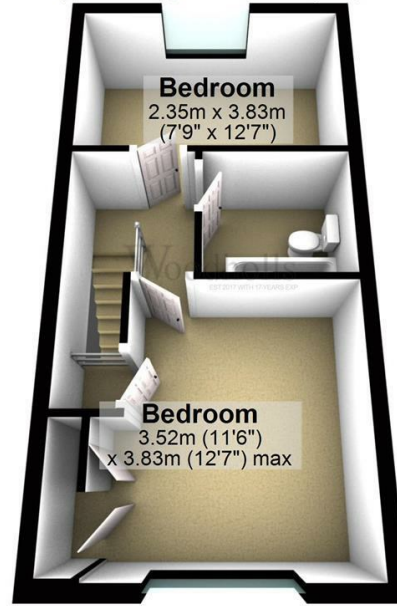
Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 61.0 sq. metres (656.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
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