

# Woodholls



**Rivets Close, Aylesbury, HP21 8JP**

**Asking price £265,000**

**OFFERED WITH NO CHAIN!** A lovely two double bedroom house situated in a quiet cul-de-sac close to Stoke Mandeville Hospital and within easy reach of the town centre and the train station. The property includes a large lounge with doors leading to garden as well as a fully fitted kitchen with appliances. The front provides two off street parking spaces on the driveway.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: [info@woodholls.co.uk](mailto:info@woodholls.co.uk) Website: [www.woodholls.co.uk](http://www.woodholls.co.uk)



### Ground Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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