

hillyards.



Hillyards are pleased to bring to the market this family home that has recently undergone many internal improvements and is being offered with no upper chain. The property accommodation consists of entrance hall, lounge, kitchen, refitted bathroom and three bedrooms with refitted en-suite to the master. Other benefits include front and rear gardens, garage with driveway parking, UPVC double glazing and gas central heating. An internal viewing comes highly recommended.

£265,000 Freehold

Meadowcroft, Aylesbury, Buckinghamshire. HP19 9LP

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Property Info

Accommodation

Entrance Hall

Lounge 13'11 x 10'10 (4.24m x 3.30m)

Kitchen 10'9 x 7'11 (3.28m x 2.41m)

Bathroom

Bedroom 1 13'9 x 9'11 (4.19m x 3.02m)

Bedroom 2 11'11 x 8'9 (3.63m x 2.67m)

Bedroom 3 9'0 x 7'8 (2.74m x 2.34m)

En-Suite Shower Room

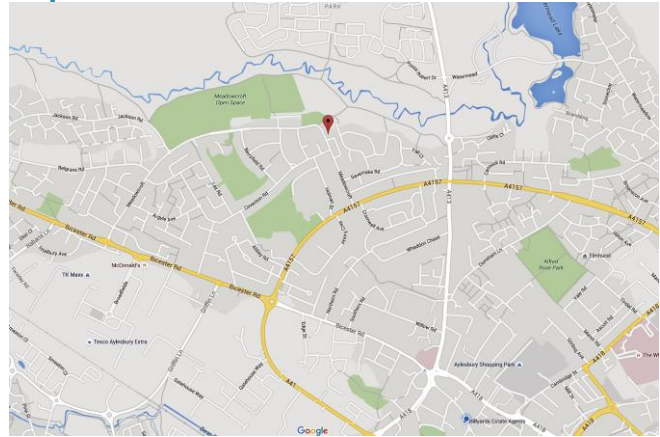


Exterior

Front & Rear Gardens

Garage & Driveway Parking

Map



Council Tax Band

C (approximately £1352.05 per annum based on 2 adults residing at the property)

Energy Performance Graph

Awaiting File

Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

