

# hillyards.



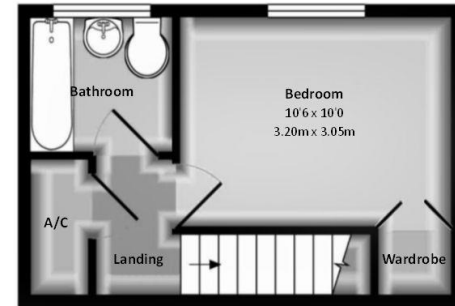
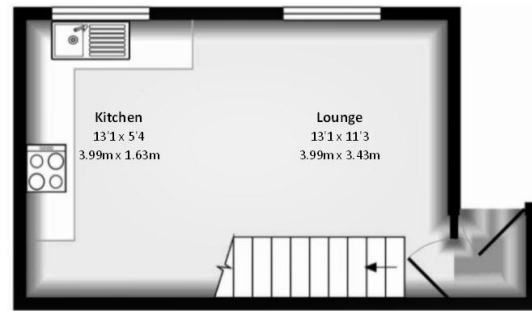
Hillyards bring to the market this one bedroom freehold house that is situated on the popular Coppice area of Aylesbury. The property is being offered with no onward chain and will make an ideal purchase for first time or investment buyers. Accommodation consists of lounge open to refitted kitchen, bedroom with built-in wardrobe and refitted bathroom. Other benefits include front garden, enclosed detached garden and two allocated parking spaces

**£210,000**

Coppice Close, Aylesbury, Buckinghamshire. HP20 1XT



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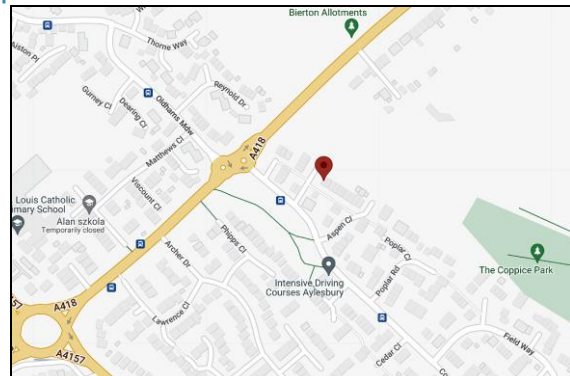
## Gardens

There is a gravelled front garden plus an enclosed detached garden offering a fair degree of privacy with storage shed.

## Allocated Parking

There are two allocated parking bays located to the front of the property.

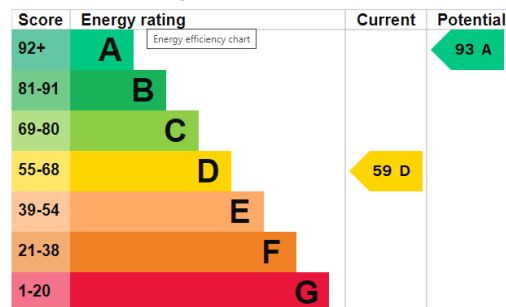
## Map



## Council Tax Band

B (approximately £1508.48 per annum based on 2 adults residing at the property)

## Energy Performance Graph



**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.

**Floor Plan:** For illustrative purposes only, not to scale.