



**\*REDUCED REFERENCE FEES WHEN YOU RENT THIS PROPERTY\* \*2 BEDROOM HOUSE\* \*PRIVATE GARDEN\*** Situated just a short walk from the town centre in the ever-popular Coppice development, this fantastic 2 bedroom mid-terrace house is immaculate throughout and would be ideal for a young couple or family.

The accommodation consists of - lounge / diner, fitted kitchen, (If required the owner would consider putting in a washing machine) 2 double size bedrooms, and family bathroom. The property also benefits from double glazing, gas central heating, enclosed rear garden, and off road parking for 3 vehicles.

A viewing comes highly recommended. Call us now.

No pets, no smokers.

£1,100 Per Calendar Month

15 The Dell, Aylesbury, Buckinghamshire HP20 1YP

**Lounge / diner**

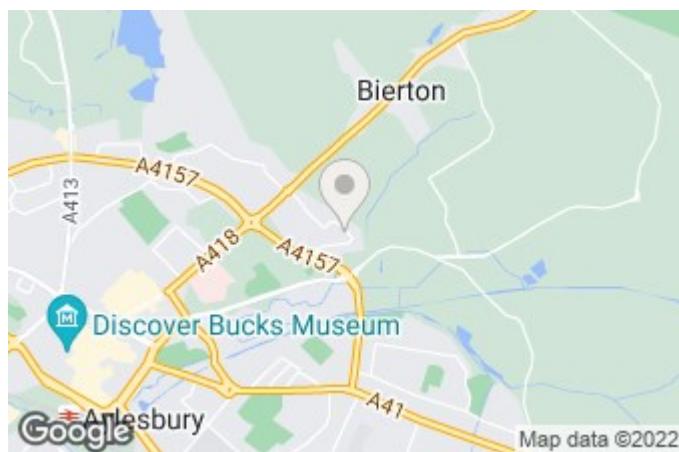
13'8 x 11'11

**Kitchen**

10'11 x 5'9

**Bedroom 1**

11'9 x 8'11



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	76	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	74	79