

# hillyards.



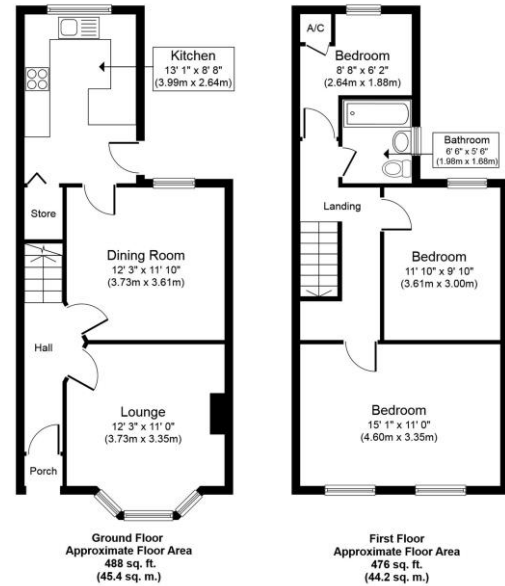
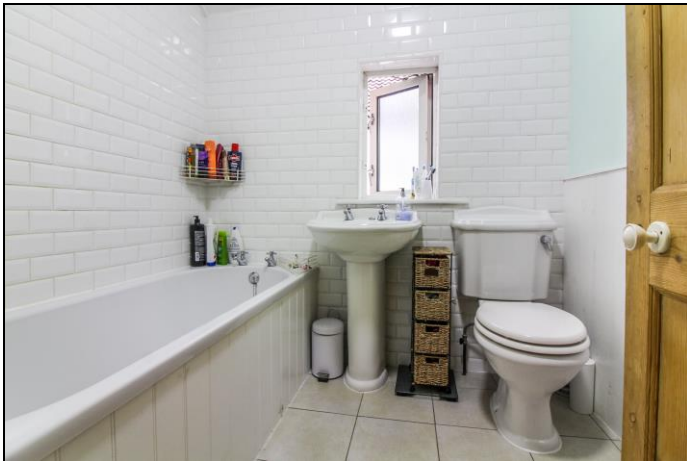
Hillyards are pleased to bring to the market this Victorian terrace house that is situated in Aylesbury town centre as well as being located just a short walk to a main-line station that offers a regular & reliable service to Central London in around an hour. The property offers many of its original features including exposed wood floorboards, fireplaces, striped wood doors and sash windows while offering modern & contemporary interior. Accommodation consists of two reception rooms, refitted kitchen, three bedrooms and 1st floor bathroom plus front & rear gardens. A viewing comes highly recommended.

**£325,000**

Highbridge Walk, Aylesbury, Buckinghamshire. HP21 7SE



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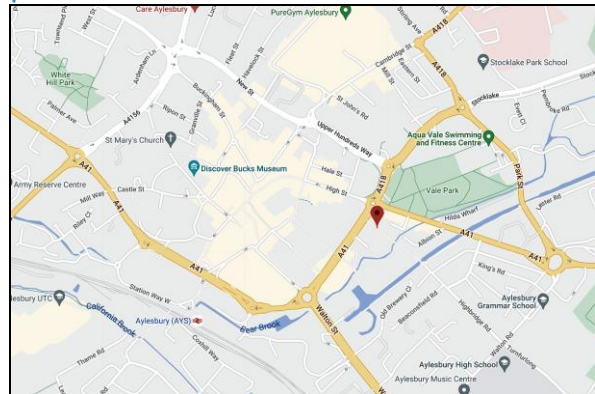
## Garden - 36'0 x 15'0

There is an enclosed rear garden offering a good degree of privacy. Laid mainly to lawn with initial patio area and pathway to gated rear access.

## Parking

Resident parking permits are available for use in adjacent car parks.

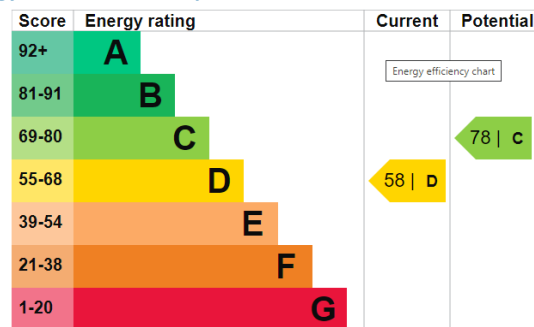
## Map



## Council Tax Band

C (approximately £1796.00 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.