

# hillyards.



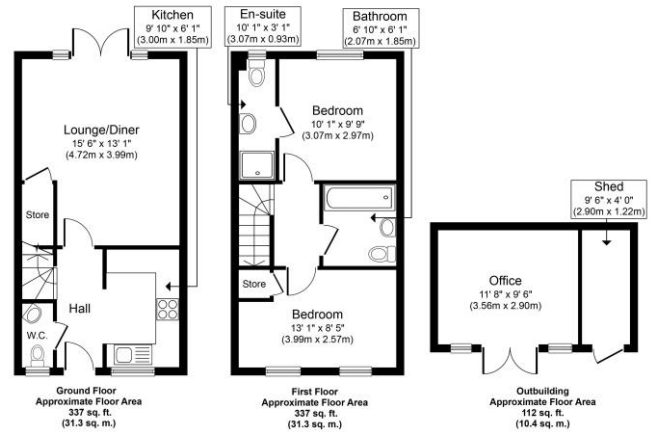
Hillyards Estate Agents are pleased to offer to the market this two bedroom semi-detached house that is situated on the popular Berryfields area of Aylesbury. The property is conveniently located within easy reach of the many amenities the development has to offer as well as being close to local schools and a main-line station. Accommodation consists of lounge/diner, kitchen with integrated appliances, cloakroom, two double bedrooms, en-suite shower room and bathroom. Other benefits include recently constructed detached home office, enclosed rear garden and two allocated parking spaces.

**£325,000**

Merton Close, Aylesbury, Buckinghamshire. HP18 0ZN



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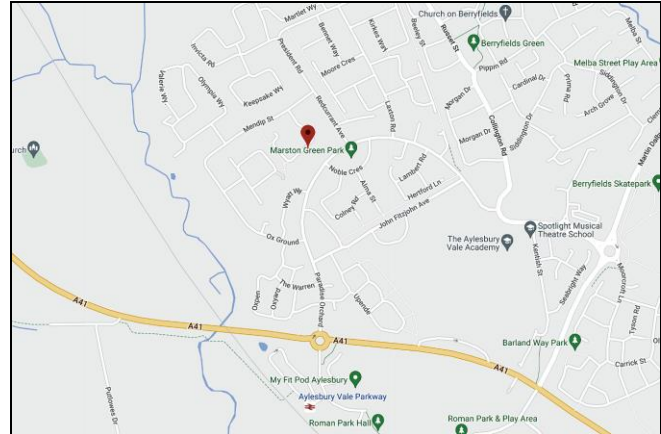
## Garden - 38'0 x 19'0 (approx)

There is an enclosed rear garden laid to paving & lawn with gated side access plus recently constructed home office.

## Allocated Parking

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

## Map



## Council Tax Band

C (approximately £1796.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.