

hillyards.



Hillyards Estate Agents are pleased to offer this very well presented end of terrace house that is situated on the popular Coppice area of Aylesbury. The property accommodation consists of lounge/diner, refitted kitchen, two double bedrooms and bathroom as well as driveway parking for two vehicles, front & rear gardens, UPVC double glazing and gas central heating. An internal viewing comes highly recommended.

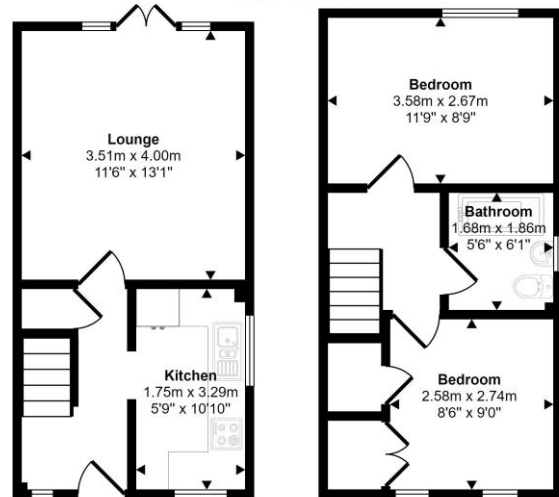
£290,000

Field Way, Aylesbury, Buckinghamshire. HP20 1XJ

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Approx Gross Internal Area
53 sq m / 576 sq ft



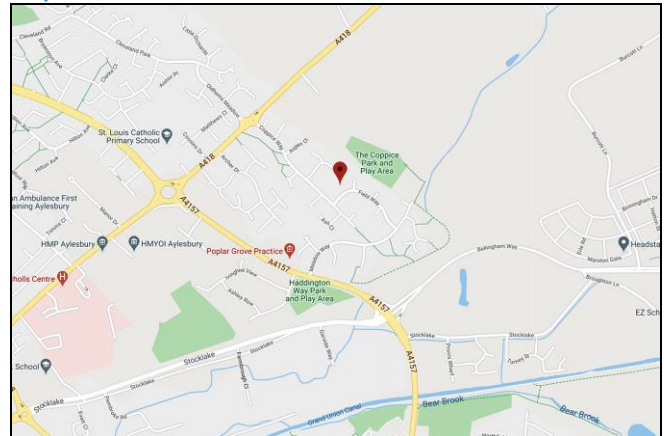
Front & Rear Gardens

There is an enclosed rear garden offering a fair degree of privacy, laid mainly to lawn with initial patio and gated side access. There is also a front garden laid to lawn with paved pathway.

Driveway Parking

There is a block paved driveway to the front of the property for two vehicles.

Map



Council Tax Band

C (approximately £1994.73 per annum based on 2 adults residing at the property)

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 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.