

hillyards.



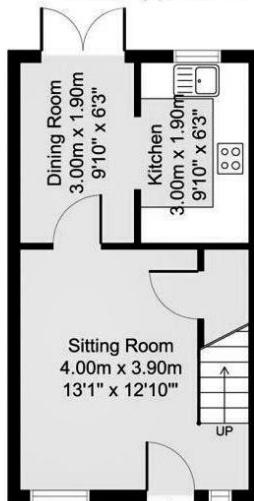
Hillyards bring to the market this two bedroom house that is situated on the popular Willows area of Aylesbury and within walking distance to a main-line station. The accommodation consists of lounge, dining room, kitchen, two bedrooms and bathroom as well as enclosed rear garden and allocated parking. This property is located on a quiet cul-de-sac fronting on to green space and will make an ideal purchase for a first-time or investment buyer. An internal viewing comes highly recommended.

£270,000

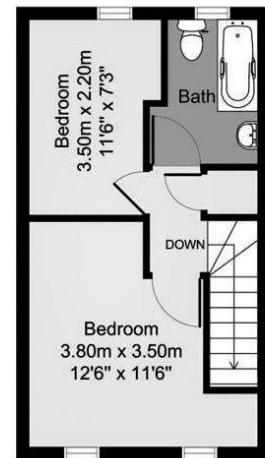
Parrot Close, Aylesbury, Buckinghamshire. HP21 8UU



Total Approx. Floor Area 570 Sq.ft / 53 sq.m



GROUND FLOOR



FIRST FLOOR

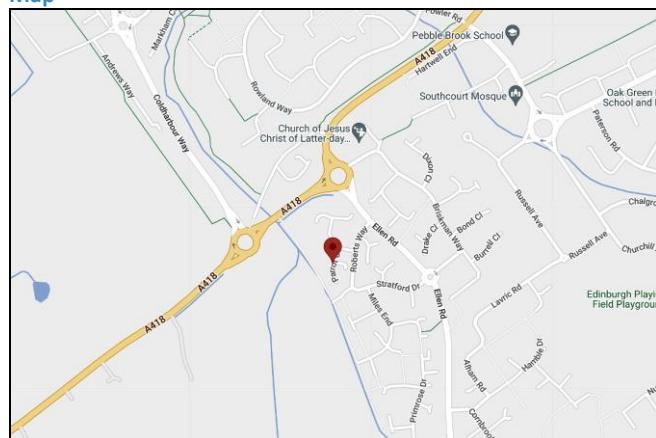
Rear Gardens

There is a fully enclosed rear garden that offers a good degree of privacy. There is gated rear access to parking area.

Parking

There is one allocated parking space to the rear of the property.

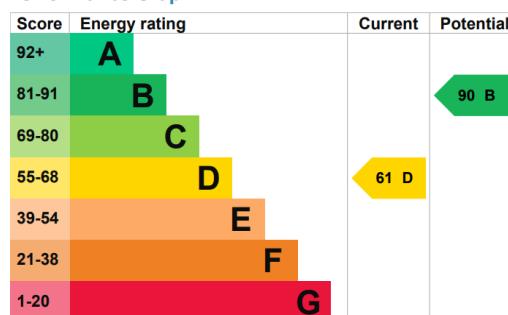
Map



Council Tax Band

C (approximately £1994.73 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: Not to scale, for illustrative purposes only.