

2 Bedroom Coach House **FREEHOLD**

1 The Moat, Berryfields
Aylesbury HP18 0FH



£275,000

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THIS HOME FEATURES

TWO BEDROOMS
FREEHOLD * NO CHAIN
GARAGE & DRIVEWAY
LARGE OPEN PLAN LIVING SPACE
ENSUITE TO MASTER
BATHROOM
GOOD CONDITION
GAS CENTRAL HEATING
POPULAR BERRYFIELDS
DEVELOPMENT

LOCATION

Berryfields is a popular modern development situated on the outskirts of Aylesbury surrounded by open countryside and just minutes from the Berryfields Walkway. The development is served by both primary schools and secondary schools, local amenities such as convenience stores, takeaways and restaurants

London bound trains are accessed via Aylesbury Vale Parkway station which connects to London Marylebone in around an hour whilst country walks, parks and open spaces can be found quite literally on your doorstep.



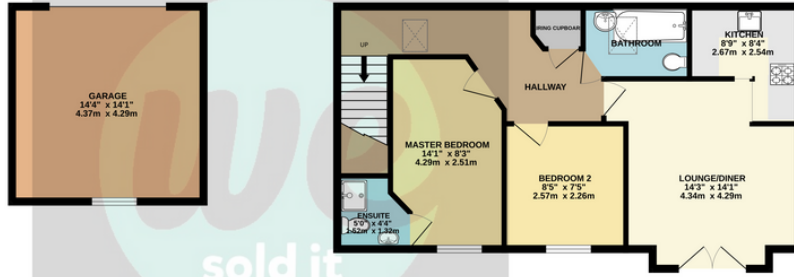
PROPERTY SUMMARY

Nestled within the thriving Berryfields development, this Freehold two-bedroom coach house presents contemporary living at its finest. The open-plan design seamlessly combines the lounge and kitchen, creating a spacious and inviting atmosphere. A Juliet balcony bathes the space in natural light, while the well-fitted kitchen caters to modern needs. Two bedrooms, including a master with ensuite shower, offer comfortable retreats. A stylish bathroom adds to the allure. Complete with a garage for added convenience, this property harmoniously blends functionality and style, making it an ideal choice for those seeking a modern and well-appointed home.



GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.

FIRST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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