

2 Bedroom
End Terrace

THE COPPICE

14 Field Close
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LOCATION

The Coppice is a charming residential area located in Aylesbury, Buckinghamshire. Known for its green surroundings, the neighbourhood is popular with families and professionals alike. It offers a blend of modern housing and proximity to essential amenities, making it a desirable place to live. Residents benefit from excellent local schools, green spaces, and a strong sense of community. The area also enjoys easy access to Aylesbury's

THIS HOME FEATURES

POPULAR COPPICE
DEVELOPMENT
TWO DOUBLE BEDROOMS
MODERN FITTED BATHROOM
MODERN FITTED KITCHEN
ENCLOSED GARDEN
LOUNGE/DINER
PARKING FOR
MULTIPLE VEHICLES

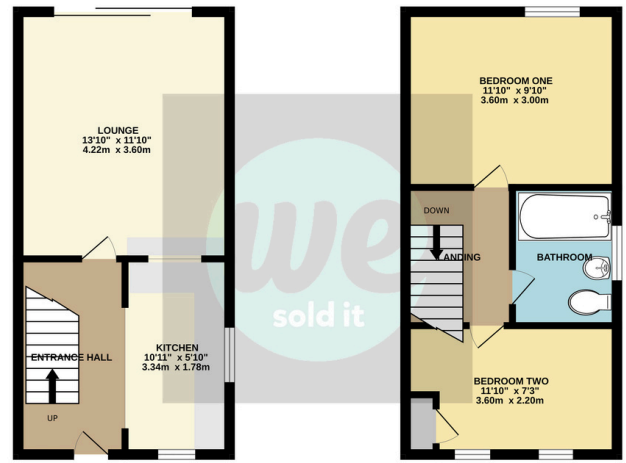
vibrant town centre, where a variety of shopping, dining, and recreational options await. With strong transport links, including nearby train stations and major road networks, commuting to London and surrounding areas is convenient.



Located in the desirable Coppice Development, this well presented two-bedroom property on Field Close offers a perfect blend of contemporary comfort and convenient living. Ideal for first-time buyers, young families, or investors, this well-presented home boasts a welcoming atmosphere and a practical layout. The modern living space comprises a lounge/diner, and modern fitted kitchen. Upstairs, two well-proportioned bedrooms offer comfortable retreats, each with plenty of natural light. A modern bathroom completes the upstairs accommodation. Outside, the property features a private garden, ideal for enjoying outdoor activities or hosting summer gatherings. Off-street parking for multiple vehicles adds to the convenience, along with excellent transport links nearby. Field Close benefits from being a quiet, residential street within walking distance of local parks, schools, and Aylesbury's town centre amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, contents and electrical systems have not been tested and no guarantee is made with respect to EPC's.



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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