

# 2 Bedroom End Terrace

Fairford Leys

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## THIS HOME FEATURES

POPULAR FAIRFORD  
LEYS DEVELOPMENT  
BATHROOM  
GUEST CLOAKROOM  
TWO BEDROOMS  
ENCLOSED GARDEN  
ALLOCATED PARKING  
FOR TWO VEHICLES

# LOCATION

Fairford Leys Village is situated just outside Aylesbury and offers a wealth of facilities, such as restaurants, convenience stores, hair and beauty salons, a health club, a selection of walks and parks and the sought after St. Mary's Church of England Primary School.

The area is situated on the popular Silver Rider bus route linking the development to the Town Centre, and London bound mainline train station which connects with Marylebone in less than an hour.

# LIVING AREA

## 2

### BEDROOMS

*The property bedroom accommodation offered comprises a double bedroom with built in wardrobe and a single bedroom.*

### BATHROOMS

*Modern family bathroom comprising wash hand basin set in vanity unit, low level WC, bath with mixer tap attachment, guest cloakroom.*

### RECEPTIONS

*The property benefits from a spacious living area with double doors opening onto the garden.*

### KITCHEN

*The kitchen comprises units at base and level, work surface areas, sink/drain unit, space for fridge/freezer, integrated oven, gas hob over, space for washing machine, window to front*

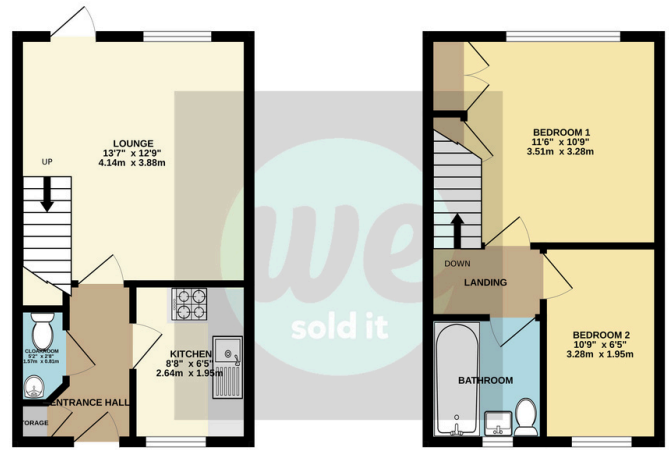


# PROPERTY SUMMARY

A two bedroom end of terrace property located on the popular Fairford Leys development and offered with NO UPPER CHAIN. Comprising entrance hall, guest cloakroom, fitted kitchen, lounge, two double bedrooms, modern fitted bathroom, private and enclosed rear garden, allocated parking for two vehicles. Situated just 0.3 miles walk of the village centre where a selection of amenities are available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.  
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 the responsibility is taken for any error, omission or mis-connection. This plan is for illustrative purposes only and should be used as such by any

## OUTSIDE

The rear enclosed garden comprises a patio and shingled area for ease of maintenance, all enclosed by timber panel fencing.

## PARKING

Allocated parking for two vehicles to the rear.

## 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.

