

3 Bedroom Victorian Detached

**IN NEED OF
MODERNISATION**

40 BIERTON ROAD
AYLESBURY HP20 1HX



£350,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



THIS HOME FEATURES

DETACHED
VICTORIAN FAMILY HOME
THREE BEDROOMS
IN NEED OF MODERNISATION
LOUNGE
DINING ROOM
GROUND FLOOR BATHROOM
UPVC DOUBLE GLAZING TO
SOME PARTS
ENCLOSED REAR GARDEN

LOCATION

Bierton Road is located centrally within Aylesbury, near to Manor Park and offers a practical blend of modern urban living and natural surroundings.

Proximity to the town centre and London-bound transport links enhances its appeal for commuters. The area enjoys nearby parks, and open spaces, providing recreational opportunities. Essential amenities,

schools, and healthcare services are conveniently close, catering to daily needs. Aylesbury Station, just 0.8 miles walk away, offers direct rail access to London Marylebone. This well-connected location provides the convenience of urban life while maintaining a sense of tranquility, making Manor Park a desirable residential choice.

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PROPERTY SUMMARY

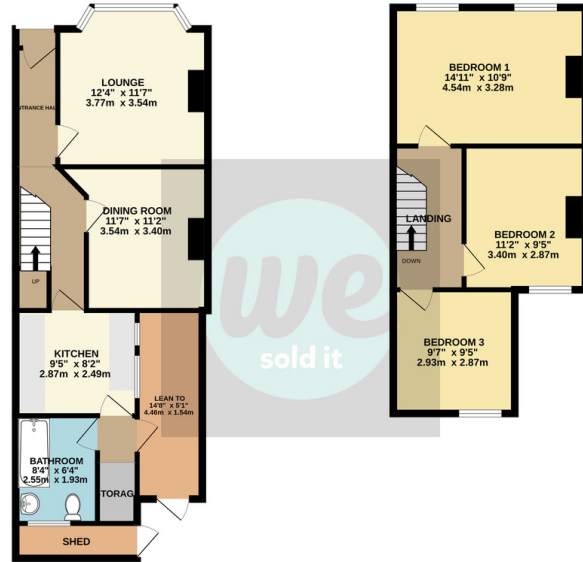
Welcome to Berton Road, where Victorian charm meets modern possibilities. This three-bedroom detached property offers an exciting renovation project. Step inside to discover a spacious layout, including an entrance hall, lounge, and formal dining room perfect for entertaining. The kitchen awaits your personal touch, while a ground floor bathroom adds convenience. Upstairs, three bedrooms offer ample space for rest and relaxation. Outside, an enclosed rear garden promise outdoor enjoyment and potential parking. Conveniently located near the town centre and London Marylebone-bound train station, this property presents an ideal canvas for creating your dream home in this character property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
584 sq. ft. (54.3 sq.m.) approx.

1ST FLOOR
408 sq. ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq. ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 the prospective purchaser. The views, opinions and specifications shown here are not intended and no guarantee is to their accuracy or efficiency can be given. Made with Measure 2014.



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.

