

1 Bedroom

Cluster Home

PRIVATE GARDEN

63 Westfield, Aylesbury
Buckinghamshire HP21 9JF



£240,000

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LOCATION

Situated at the most Southern point of Aylesbury, Hawkslade is a popular residential location just over 2 miles from the heart of Aylesbury where full scale shopping, amenities and leisure pursuits are available, as well the mainline train station connecting you with London Marylebone in just under an hour.

THIS HOME FEATURES

- PRIVATE ENCLOSED GARDEN
- CONSERVATORY
- FITTED KITCHEN
- DOUBLE BEDROOM
- FITTED BATHROOM
- ALLOCATED PARKING
- WALK TO STOKE MANDEVILLE HOSPITAL

Stoke Mandeville Hospital is located just 0.7 miles away, and within a few minutes walk from your doorstep the local convenience store provides all of your essentials. A regular bus service connecting you to the town centre and mainline train station.



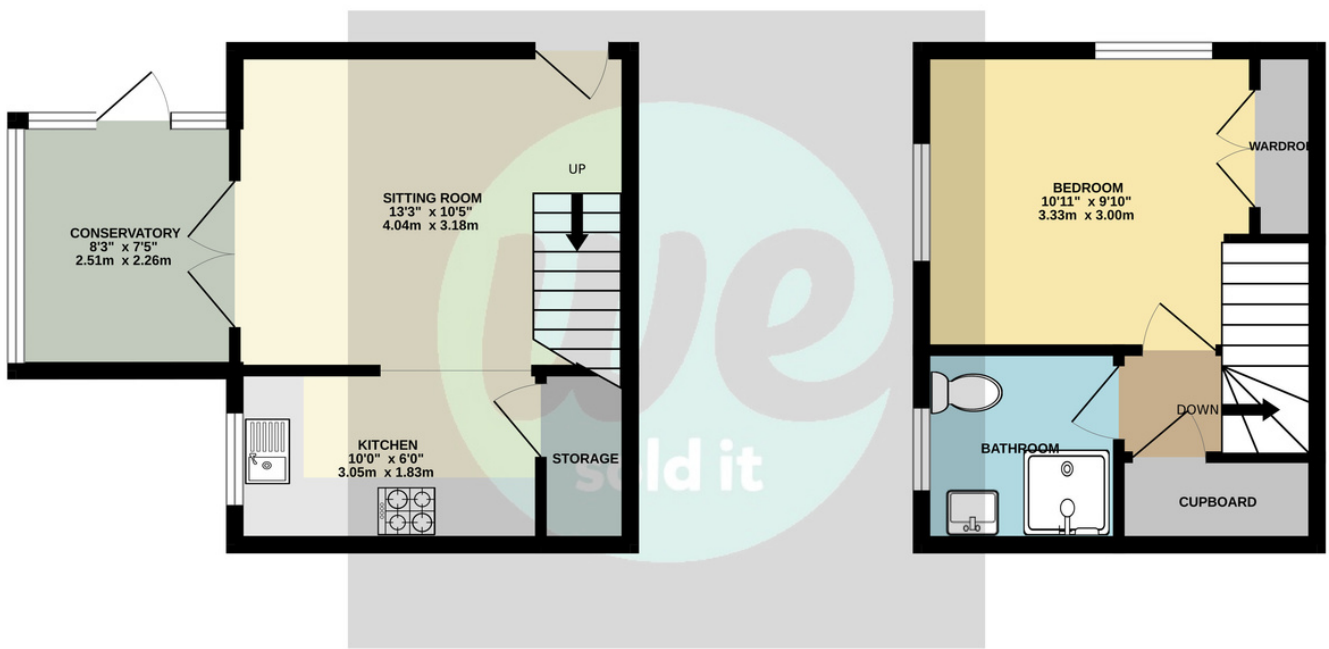
PROPERTY SUMMARY

We Sold It are pleased to present this one-bedroom cluster home situated on the popular Hawkslade Development just 0.7 mile walk to Stoke Mandeville Hospital. The property comprises living room, fitted kitchen with storage/utility cupboard, conservatory, fitted bathroom, double bedroom with built in wardrobes, private and enclosed rear garden, and allocated parking. An ideal investment or first time buy.



GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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