

# Woodholls



## **Great Meadow Way, Aylesbury, HP19 7GF** **£1,450 Per month**

Property to be redecorated throughout prior to new tenancy.

A lovely two bedroom detached family home situated in the popular Fairford Leys Development.

The property is situated close to local shops, restaurants and supermarkets.

The accommodation comprises two bedrooms, family bathroom, lounge with doors leading to conservatory, Fitted kitchen, office/utility room, Ground floor w/c and garage.

Unfurnished

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

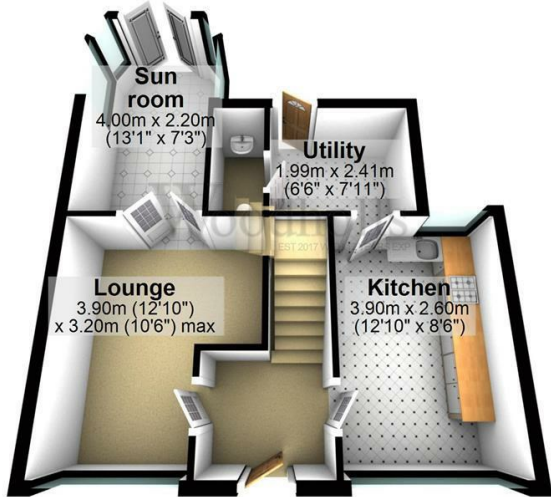
Telephone: 01296 433 393 Email: [info@woodholls.co.uk](mailto:info@woodholls.co.uk) Website: [www.woodholls.co.uk](http://www.woodholls.co.uk)





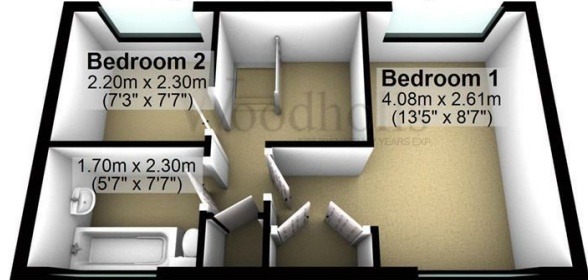
### Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



### First Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 74.2 sq. metres (799.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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