

Woodholls



Aylesbury Road, Aylesbury, HP22 5DT

£230,000

'For Sale by Online Auction, Starting Bid of £230,000 Terms and Conditions Apply'.

A Truly lovely Two bedroom character cottage located In Bierton Village just a few minutes from Aylesbury Town Centre. The Property includes a separate out building that works perfectly as a home office which is accessed through the courtyard garden. The front of the property provides a further garden and off street parking. The accommodation comprises two bedrooms, Bathroom with freestanding roll top bath, Lounge with a dual-fuel log and coal burner, Fully fitted kitchen with fridge freezer included, Out building.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 20.3 sq. metres (218.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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