

Woodholls



Albert Street, Aylesbury, HP20 1LY

Asking price £300,000

This lovely two bedroom terrace house is full of its original character features and is located on a quiet road within walking distance of Aylesbury town centre and all its amenities.

Originally built as a three bedroom house, the property now has a first floor bathroom, providing extra space for the kitchen and utility area. The first floor has two generous bedrooms and a large bathroom. The living area is spacious with a large open plan lounge to dining room.

The original fireplaces remain intact and include a working fireplace in the lounge.

A fully fitted kitchen leads to the quaint patio area and onto an enclosed, private garden which is mainly laid to lawn. To the rear of the garden is a paved area with access to a service road and this could easily be turned into off street parking.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

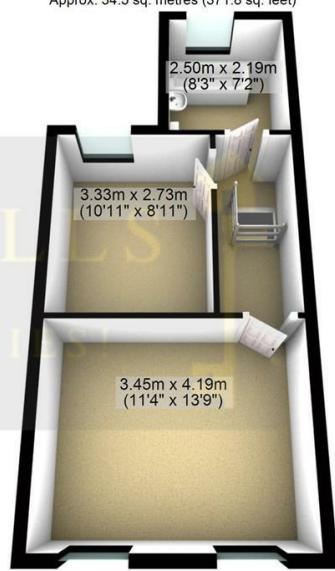
Telephone: 01296 433 393 **Email:** info@woodholls.co.uk **Website:** www.woodholls.co.uk



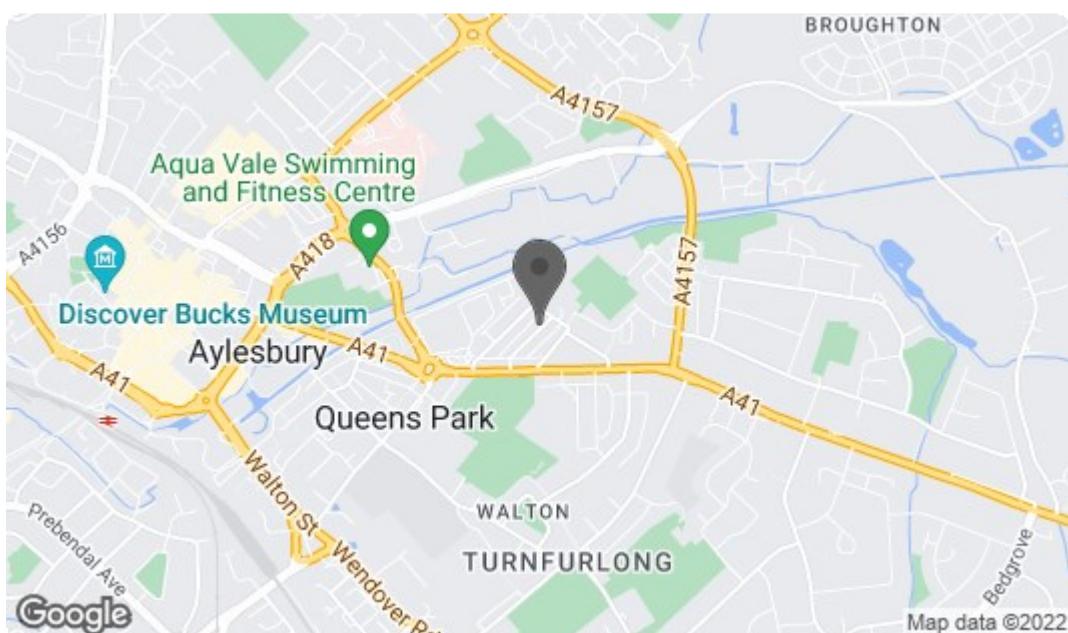
Ground Floor
Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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		
(39-54)	E		
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