



19 Perrine Close

| Aylesbury | Buckinghamshire | HP18 0XN



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Williams Properties are delighted to present this one bedroom semi-detached coach-house on the popular Berryfields development in Aylesbury. The property is in good order throughout and consists of a open plan living area, bedroom and bathroom. Outside, there is a double carport for two vehicles. We strongly recommend a viewing on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £185,000

Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre, convenience store, eateries and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



The property is located on the Berryfields development, which offers access to the A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre.



Entrance

Enter via the front door into the entrance hall. There are stairs rising up to the living area.

Kitchen Area

Kitchen area consists of wood effect lino laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer.

Lounge Area

Lounge area consists of wood effect lino laid to the floor and a window to the front aspect. There is space for a three piece suite, dining table and a range of other furniture.

Bedroom

Bedroom consists of carpet laid to the floor, window to the front aspect and storage cupboard. There is space for a double bed and other bedroom furniture.

Bathroom

Bathroom suite consists of tiles laid to splash sensitive areas and a window to the front aspect. There is a panelled bathtub, hand wash basin and low level WC.

Carport

There is a double carport with power and light below for two vehicles, with an outside tap.

Buyer Notes

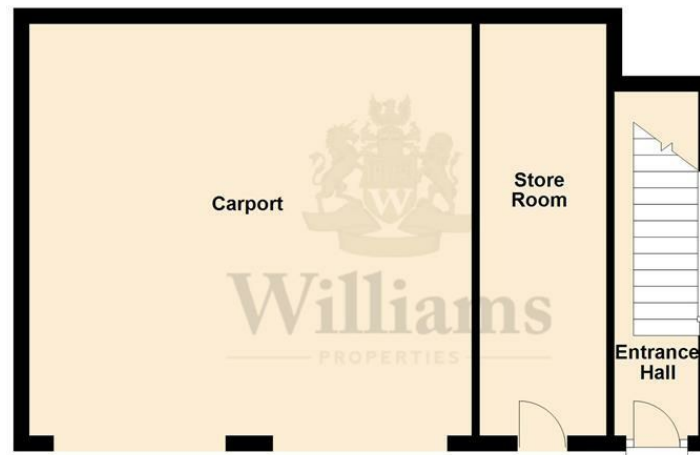
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 14.1 sq. metres (152.2 sq. feet)



First Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.