



53 Albert Street

| Aylesbury | Buckinghamshire | HP20 1LY





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**\*\*NO CHAIN\*\*** Williams Properties are delighted to welcome to the market this two bedroom end-terrace property, on Albert Street, close to the centre of Aylesbury. The property itself consists of a living room, kitchen/diner, downstairs bathroom, two double bedrooms and a bathroom. Outside there is a rear garden, double garage and a parking space for one vehicle to the rear. Viewing is highly recommended on this excellent property, ideal for a first time buyer or buy to let investor.

## Guide price £310,000

- NO CHAIN
- End-Terrace
- Town Centre Location
- Large Garage/ Workshop and Parking
- Walking Distance to Train Station
- Two Double Bedrooms
- Kitchen/Diner
- Two Bathrooms
- Close to Grammar Schools
- Viewing Highly Recommended

### Town Centre

The property is located centrally, within easy reach of local amenities including shopping, theatre, cinema, sports facilities, restaurants and bars. For commuters, there is a Chiltern Railways mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available.

### Entrance

Enter via the front door into the entrance hall. There is a door leading into the dining area and stairs rising up to the first floor landing.

### Dining Area

Dining area consists of wooden effect flooring double doors leading out into the rear garden and built in storage, an opening leading into the living room and kitchen area. There is space for a dining set and other dining room furniture.



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



### Kitchen Area

Kitchen consists of tiled effect vinyl flooring, window to the side aspect and a range of wall and base mounted units, with roll top worktops. Inset oven, hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine, with space for a fridge/freezer, and a sliding door leading into the downstairs bathroom and a step up to dining area.

### Living Room

Living room consists of wooden effect flooring and a bay window to the front aspect. There is space for a three piece suite and other living room furniture. Built in fireplace.

### Downstairs Bathroom

Downstairs bathroom suite consists of tiles laid to the floor and to the surround. There is a panelled bathtub, shower cubicle, hand wash basin and low level WC. Window to the rear aspect.

### First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into both bedrooms, bathroom and cupboard with fixed ladder steps to the loft.

### Bedroom One

Bedroom one consists of carpet laid to the floor, feature fireplace and two windows to the front aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

### Bathroom

Bathroom suite consists of vinyl laid to the floor. Tiled walls to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC. Window to the side aspect and airing cupboard with newly installed water cylinder with emersion heater.

### Rear Garden

Enclosed rear garden with patio leading out from the kitchen/diner. There is a wooden gate for side access from the front and a gate for rear access from the rear driveway. with a door leading into the large garage/workshop.

### Garage and Parking

There is a large garage/workshop to the rear of the property with work bench, power and light. There is parking for one vehicle to the side of the garage under a carport.

### Buyers 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			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





## Ground Floor

Approx. 61.1 sq. metres (657.5 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 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.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.