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The Green

Aston Abbots | Aylesbury | Buckinghamshire | HP22
4LX



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this superb refurbished two bedroom Victorian mid-terraced cottage in the village of Aston Abbots, near Aylesbury. This ideal purchase consists of a lounge/diner, kitchen, two bedrooms and shower room. Outside there is a rear garden, courtyard garden, driveway and an outbuilding with power and lighting.

Offers over £315,000

- Victorian Cottage
- Two Bedrooms
- Village Location
- Courtyard Garden & Rear Garden
- Outbuilding with Power and Lighting
- Graveled Driveway
- Modernised Throughout
- Upstairs Bathroom

Aston Abbots

The quaint and picturesque village of Aston Abbots has a local pub and is situated approximately 5 miles to the north of the market town of Aylesbury. There is a Grade II listed church, St James The Great, in the middle of the village and a recreation ground, great for young children and walking dogs. The village of Wing, about 3 miles away, has a useful selection of stores, restaurants, a hairdressing/beauty salon and a post office. A more comprehensive range of shopping facilities can be found in the market towns of Buckingham, Leighton Buzzard and Aylesbury.

Council Tax

Band D

Local Authority

Aylesbury Vale District Council

Services

Mains water and electric. Electric heating.

Entrance

Enter via front door into lounge/diner.



The village of Aston Abbotts is Buckinghamshire's Best Kept Village (less than 500 residents) of 2019. Located a short distance away from the market town of Aylesbury, offering a wide range of amenities, shopping and leisure facilities, and schooling. The nearby village of Wing also plays host to two doctors surgeries, library, Post Office and convenience store. Local schools are found at Wingrave, Wing and Aylesbury.



Lounge/Diner

Lounge/diner consists of moduleo flooring, window to front aspect, door to understairs cupboard and door leading to kitchen. There is space for a three piece suite and other furniture.

Kitchen

Fitted kitchen consisting of moduleo flooring, a range of base and wall mounted units and roll top work top. Inset oven, hob and extractor fan, ceramic sink, draining board and mixer tap. Integrated dishwasher, space and plumbing for a washing machine and space for a fridge freezer. There is a door leading out to the rear garden, with a window to rear aspect. Stairs rising to first floor landing.

First Floor

Carpeted stairs rising to first floor landing. There are doors leading to both bedrooms and bathroom.

Bedroom One

Bedroom one consists of carpet laid and window to front aspect. There is space for double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor, window to rear aspect, door to airing cupboard. There is space for a bed and other bedroom furniture.

Shower Room

The re-fitted suite consists of low level WC, hand wash basin with vanity storage under, corner shower enclosure, heated towel rail. and a window to front aspect.

Courtyard Garden

Enclosed courtyard garden laid with artificial grass. There are bi-folding doors leading to the outbuilding.

Outbuilding

Spacious outbuilding with power and lighting, moduleo flooring, bi-folding doors to the front aspect and french doors to the rear garden.

Rear Garden

A south facing rear garden mostly laid to lawn with a path leading to a large shed.

Parking

There is a driveway to the front of the property for two vehicles.

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.

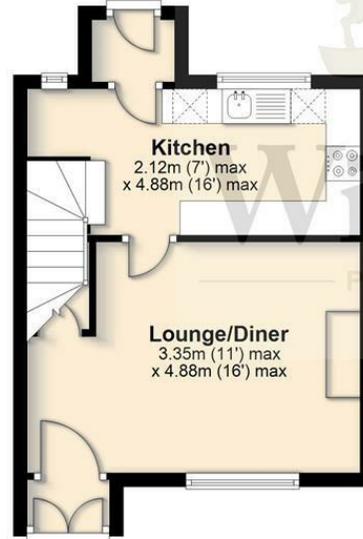
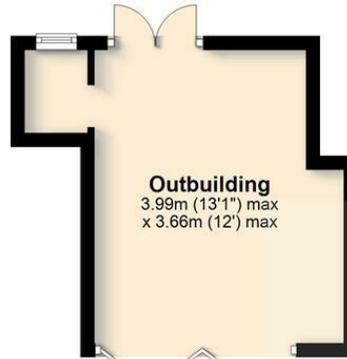
In accordance with the 1979 Estate Agent Act, we confirm the owner is an employee of Williams Properties.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(11-91) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(03-54) E			
(21-38) F				(11-38) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		88	48	EU Directive 2002/91/EC		67	29
England & Wales				England & Wales			



Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 72.0 sq. metres (774.5 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.