



10, Woodford Close

| Aylesbury | Buckinghamshire | HP19 7FS



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Williams Properties are pleased to welcome to the market this superb one bedroom coachhouse in the desirable neighbourhood of Fairford Leys in Aylesbury. The property is in excellent condition throughout and briefly comprises lounge/diner, kitchen, double bedroom and bathroom. Outside, there is an enclosed private garden and an allocated parking space. Viewing is highly recommended on this superb property, ideal as a first time purchase or buy to let investment.

Guide price £210,000

- One Bedroom Coachhouse
- Detached
- Spacious Layout
- Gas Central Heating
- Private Garden
- Parking
- Close to Amenities
- Ideal First Purchase

Fairford Leys

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band B

Services

All main services available

Entrance

Entrance via door into the entrance hall, with a door leading into the lounge/diner.



The property is located a short distance away from the local amenities which include eateries, a Co-Op supermarket, a health club and gym, and dental surgery. There is a good bus route which links the development to Aylesbury Town Centre.



Lounge/Diner

The lounge/diner comprising of carpet laid to floor, with coving to ceiling, two windows to the outside aspect and doors leading into the kitchen and bedroom. There is space for a variety of furniture including a sofa and dining set.

Kitchen

A modern fitted kitchen suite with a range of base and wall mounted units, roll top work top, integrated oven and hob, sink, draining board and mixer tap, and space and plumbing for a fridge/freezer, washing machine, tumble dryer and dishwasher.

Bedroom

A double bedroom with a window to the outside element, carpet laid to floor and double wardrobe, and space for a double bed and other bedroom furniture. There is a door leading into the bathroom.

Bathroom

Bathroom suite comprising of part tiling to walls and splash sensitive areas, window to the outside element, bath tub with shower, low level WC and corner hand wash basin. There is a wall mounted radiator and a door leading to the storage cupboard.

Outside

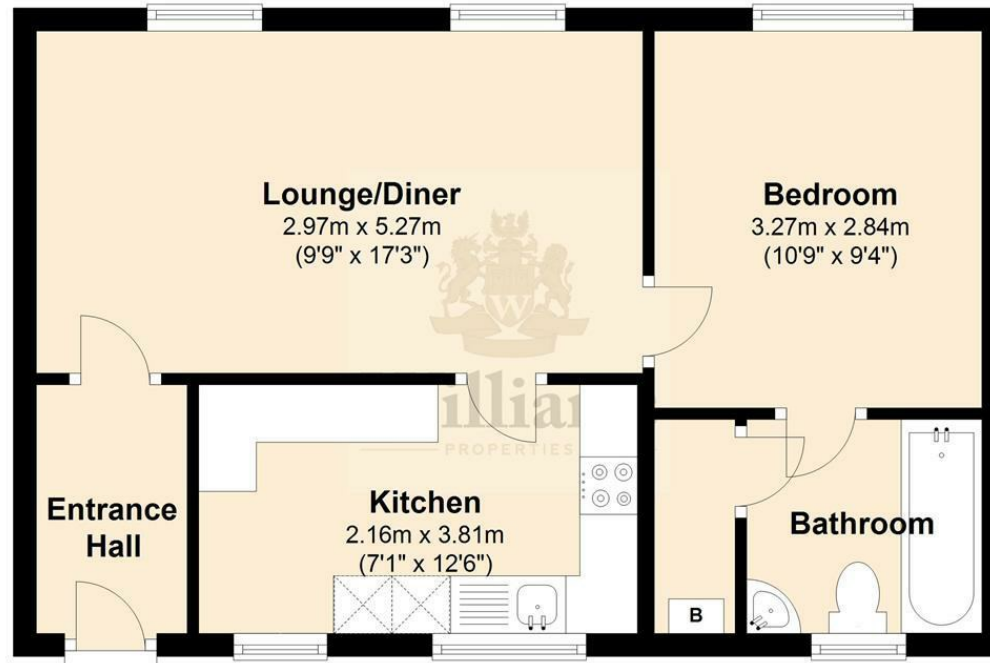
There is an enclosed front garden with a path and expanse of lawn, with an outside tap and a shed with power. Beyond a gate there is an allocated parking space.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	77
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B		71	74
(49-60) C			
(39-48) D			
(29-38) E			
(11-28) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Floor Plan

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 42.8 sq. metres (461.2 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.