



6 Gogh Road

| Aylesbury | Buckinghamshire | HP19 8SQ



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****NO CHAIN**** Williams Properties are delighted to welcome to the market this two bedroom semi-detached house, on a quiet residential road in Haydon Hill, Aylesbury. The property consists of a kitchen, lounge/diner, two bedrooms and a bathroom. Outside there is a rear garden, garage and driveway parking for one vehicle. Viewing is strongly advised on this excellent property, ideal for a first time buyer.

Guide price £260,000

- NO CHAIN
- Semi-Detached
- Garage and Driveway
- Quiet Road
- Two Bedrooms
- In Need of Modernisation
- Walking Distance to Shops
- Viewing Highly Recommended

Haydon Hill

Haydon Hill can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, doctors surgery, various other shopping and two public houses on the nearby Meadowcroft area. Also on Meadowcroft is a local sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen and lounge/diner. Stairs rise up to the first floor landing.



The property is within walking distance to amenities including Tesco supermarket, Chinese takeaway and fish and chip restaurant and public house. Local schools include Thomas Hickman School, Haydon Abbey School and Aylesbury Vale Academy. There is easy road access to the A41, and the Aylesbury Vale Parkway station is easily accessible via road or foot.



Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops. Inset double oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and dishwasher, with space for a fridge/freezer. Window to the front aspect.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor, sliding doors leading out to the rear garden and a window to the rear aspect. There is space for a three piece suite, dining set and a range of other furniture.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into both bedrooms and bathroom.

Bedroom One

Bedroom one consists of carpet laid to the floor, windows to the front aspect and a storage cupboard. 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 bed and other bedroom furniture.

Bathroom

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

Rear Garden

Enclosed rear garden with decking leading out from the lounge/diner, with grass laid to the remainder. There is a door leading into the garage.

Garage and Parking

There is a single garage to the side of the property with power and light, with driveway parking directly in front for three vehicles.

Buyer Notes

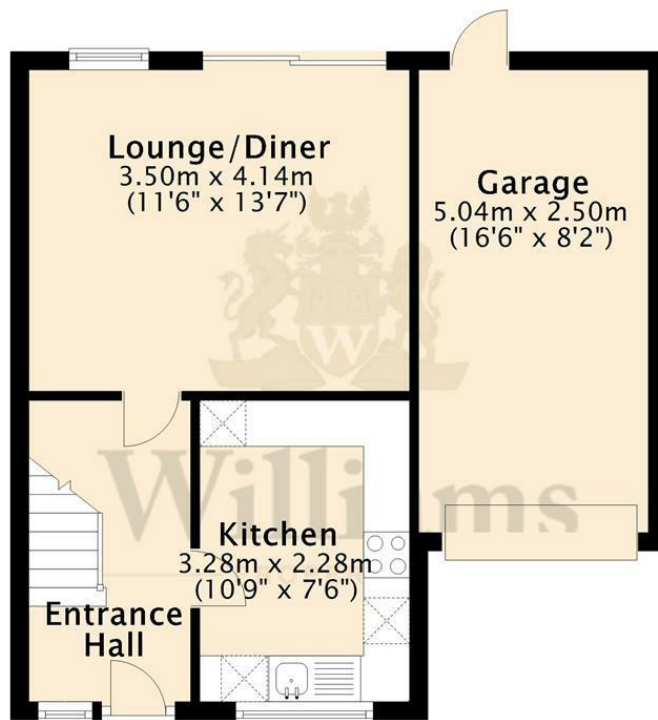
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| 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 | | | |
| (92-100) A | | | 88 | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | 58 | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |



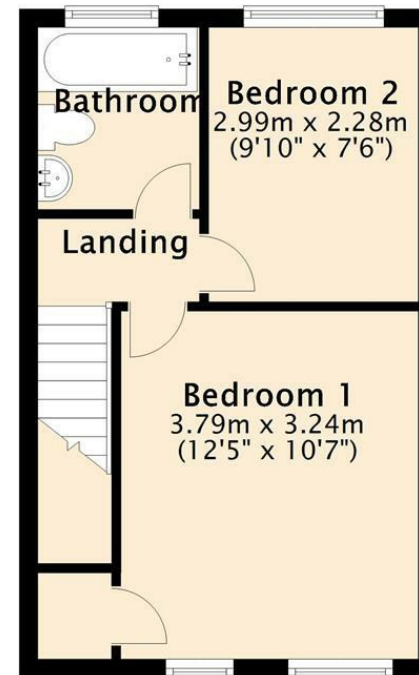
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 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.



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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.