



15 Hillington Close

| Aylesbury | | HP19 7SG



Williams
PROPERTIES

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Williams are pleased to welcome to the market this two double bedroom mid terrace house, set in the popular Hartwell neighbourhood in Aylesbury. The property offers a lounge/diner, kitchen, two bedrooms, bathroom, enclosed garden and a garage is located in a nearby block with off road parking directly in front of it. Viewing is highly recommended on this ideal first purchase.

£300,000

- Mid - Terraced House
- Two Double Bedrooms
- Garage & Parking
- Close To Amenities
- Front & Rear Gardens
- Freehold
- Walking Distance To The Train Station
- Viewings Highly Recommended

Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available



The property is close to a range of amenities and primary and secondary schools. Further shopping and leisure facilities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



Porch

Enter through the front door into the porch with a further door into the lounge/diner.

Lounge/Diner

Lounge/diner consists of a window to the front aspect, wood effect flooring, light fittings to ceiling, wall mounted radiator, door to the kitchen and stairs rising to the first floor. Space for a sofa set, dining table set and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, oven and extractor fan, space for upright fridge/freezer, washing machine and dishwasher. Tiling to splash sensitive areas, wall mounted boiler and door to the garden.

First Floor

Doors to both bedrooms and bathroom. Access to the loft space.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a w/c, pedestal hand wash basin and a panelled bathtub with shower attachment.

Rear Garden

Fully enclosed paved garden with rear gated access.

Garage & Driveway

A single garage is located in a nearby block with off road parking to the front.

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



Approximate total area^m

766 ft²

71.1 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements 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.

GIRAFFE 360



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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.