55 Old Stoke Road

Southcourt | Aylesbury | Buckinghamshire | HP21 8DE

Williams
PROPERTIES

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Williams Properties would like to welcome to the market this lovely three bedroom semi-detached recently redecorated home situated on the southside of Aylesbury. The property boasts a large rear garden, three bedrooms, family bathroom, living room and kitchen/diner. Viewing is highly recommended.

Guide price £390,000

- Semi Detached
- Three Bedrooms
- Generous Rear Garden
- Nearby To Amenities & Schools
- Viewing Highly Recommended

Southcourt
An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

Council Tax
Band C

Local Authority
Buckinghamshire Council

Services
All main services available

Entrance Hallway
Enter through the front door into this entrance hallway featuring monochrome wood effect flooring, a wall mounted radiator, carpeted stairs to the first floor and a door to the living room and open plan access to the kitchen/diner.

Situated on the South West side of the town and nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone.

Living Room
The living room consists of a bay window to the front aspect, carpet laid to the floor, a wall mounted radiator and spotlights fitted to the ceiling. Space for a sofa suite and other living room furniture.

Kitchen/Diner
This kitchen consists of a range of wall and base mounted units with roll on worktops, an inset sink bowl unit with a mixer tap, a window and single and double French doors to the rear aspect, an integrated oven, gas hob, extractor, fridge/freezer and dishwasher. Monochrome wood effect flooring, spotlights to ceiling and a wall mounted radiator.

Landing
Carpeted stairs rising from the ground floor, a window to the side aspect, carpeted flooring, spotlights to the ceiling and doors to all bedrooms and the family bathroom.

Bedroom
This bedroom consists of a window to the rear aspect, carpet laid to the floor, spotlights to ceiling and a wall mounted radiator. There is space for a double bed and other bedroom furniture.

Bedroom
The second bedroom consists of a window to the front aspect, carpet laid to the floor, a wall mounted radiator and pendant lights to ceiling. There is space for a king size bed and other bedroom furniture.

Bedroom
The master bedroom consists of carpet laid to the floor, spotlights to the ceiling, a wall mounted radiator and a window to the rear aspect. There is space a king sized bed and other bedroom furniture.

Bathroom
The family bathroom is tiled to splash sensitive areas and comprises a low level w/c, hand wash basin unit inset into a vanity unit, a panelled bathtub with overhead shower attachment, spotlights to the ceiling, vinyl flooring laid to the floor, a heated towel rail and a frosted window to the front aspect.

Garden
The Garden features a large block paved patio area with space for garden furniture and an expanse of grass lawn to the remainder.
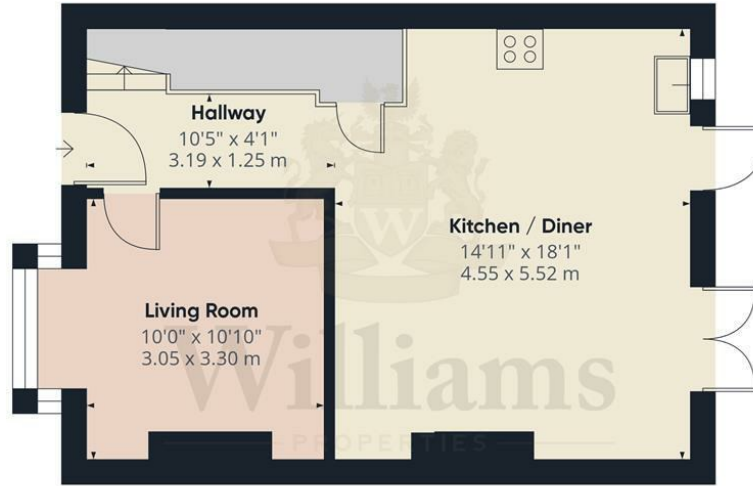
Parking
Landscaped stone garden to the front ideal for parking subject to the curb being dropped by the council.
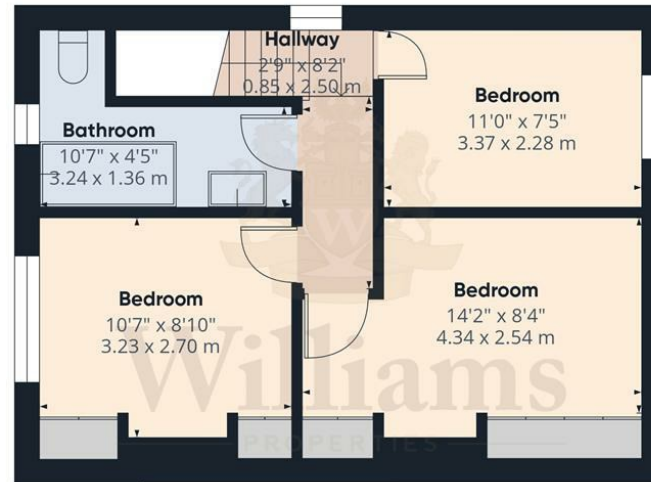
Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating — Current 60, Potential 84

Environmental Impact (CO_2) Rating

England & Wales — EU Directive 2002/91/EC

Hallway
10'5" x 4'1"
3.19 x 1.25 m

Kitchen / Diner
14'11" x 18'1"
4.55 x 5.52 m

Living Room
10'0" x 10'10"
3.05 x 3.30 m

Floor 0

Hallway
2'9" x 8'2"
0.85 x 2.50 m

Bedroom
11'0" x 7'5"
3.37 x 2.28 m

Bathroom
10'7" x 4'5"
3.24 x 1.36 m

Bedroom
10'7" x 8'10"
3.23 x 2.70 m

Bedroom
14'2" x 8'4"
4.34 x 2.54 m

Floor 1

Approximate total area[1]

848 ft²

78.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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