



RIPON
STREET

20
ZONE

Aylesbury
Town

32 Ripon Street

| Aylesbury | Buckinghamshire | HP20 2JP



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Williams Properties are delighted to welcome to the market this two/three bedroom end-of-terrace house, in the centre of Aylesbury. The property is in good order throughout and consists of a living room with an open fire place, dining room, kitchen/breakfast room, two bedrooms, bedroom three/study and a bathroom. Outside there is an enclosed rear garden and permit parking available. Viewing is highly recommended on this excellent property, ideal for a first time buyer or buy to let investor.

Guide price £280,000

- Two/Three Bedrooms
- Kitchen/Breakfast Room
- Town Centre Location
- Walking Distance to Train Station
- End-Of-Terrace
- Two Reception Rooms
- Close to Amenities
- Viewing Highly Recommended

Town Centre

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

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 to the living room and dining room. Stairs rise to the first floor landing.



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone. There is permit parking available to residents nearby.



Living Room

Living room consists of carpet laid to the floor, windows to the front aspect, open fire place and an opening leading into the kitchen/breakfast room. There is space for a three piece suite and other living room furniture.

Dining Room

Dining room consists of carpet laid to the floor, windows to the front aspect, brick built fireplace and a door leading into the kitchen/breakfast room. There is space for a dining set and other dining room furniture.

Kitchen/Breakfast Room

Kitchen/breakfast room consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Free standing oven, gas hob and overhead extractor fan. Porcelain sink, draining board and mixer tap. There is space and plumbing for a washing machine and dishwasher, with space for a fridge/freezer. Windows to the rear aspect and a door leading out to the rear garden. There is space for a breakfast table and a range of other furniture.

First Floor

Carpeted stairs rise to the first floor landing. There are doors leading into bedroom two, bedroom three/study, bathroom and airing cupboard.

Bedroom Two

Bedroom two consists of carpet laid to the floor, window to the front aspect and a built in wardrobe. There is space for a double bed and other bedroom furniture.

Bedroom Three/Study

Bedroom three/study consists of carpet laid to the floor, window to the rear aspect and a door leading into bedroom one. There is space for a single bed and a range of different furniture.

Bedroom One

Bedroom one consists of carpet laid to the floor, window to the front aspect and a built in wardrobe. There is space for a double bed and other bedroom furniture.

Bathroom

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

Rear Garden

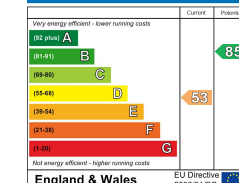
Enclosed rear garden with patio leading from the kitchen/breakfast room, with flower beds laid to the remainder. There is a wooden gate for side access.

Buyer Notes

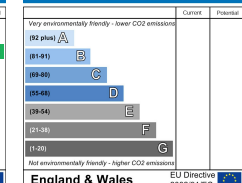
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating



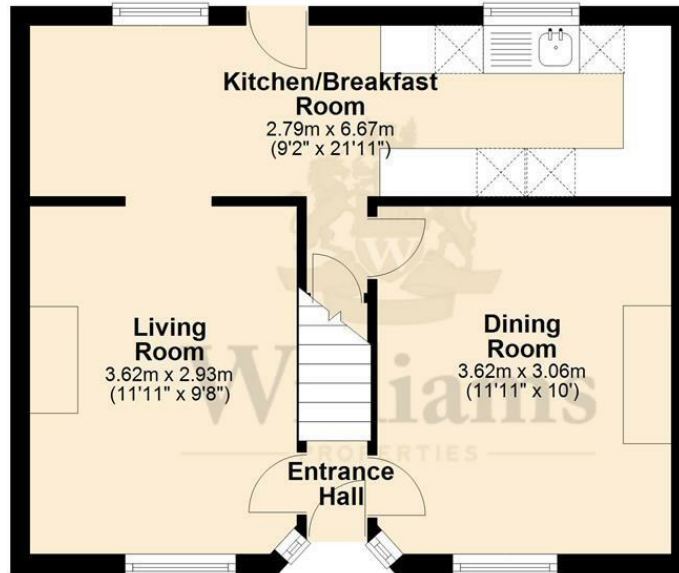
Environmental Impact (CO₂) Rating





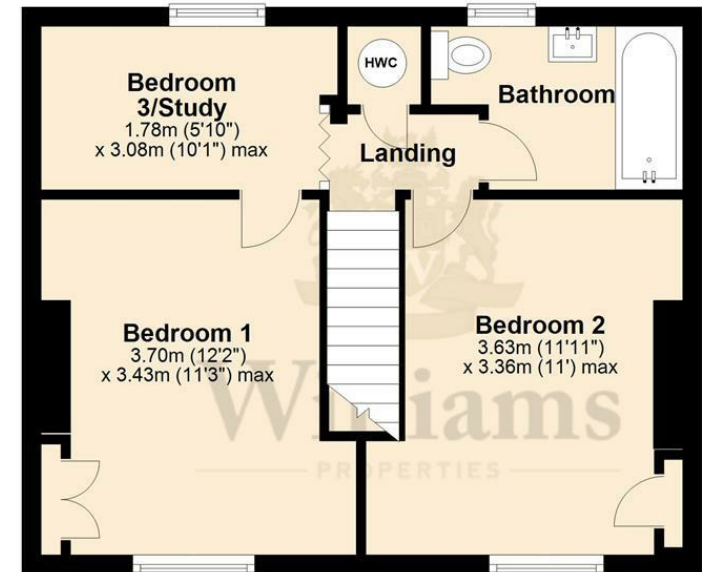
Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 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.