



00 Orchard Close, Aylesbury, HP22 5UQ Offers in excess of £330,000

Mid-Terrace Home in Sought-After Village Location

Situated in the highly desirable Buckinghamshire village of Stoke Mandeville, this spacious mid-terrace property presents an excellent opportunity for investors and first-time buyers alike.

The accommodation briefly comprises: an entrance porch leading into a hallway, a comfortable living room, and a well-appointed kitchen offering ample storage and preparation space. The kitchen provides access to a brick built additional storage, and a convenient downstairs W/C.

Upstairs, the first-floor landing leads to two generously sized double bedrooms with built in wardrobes and a family bathroom.

Externally, the property benefits from off-road parking and a garage to the front (with access into the house) To the rear, there is an enclosed garden, mainly laid to lawn with a patio area—ideal for outdoor relaxation or entertaining.

Location

Stoke Mandeville is a popular village located approximately 3.5 miles from Aylesbury. It offers excellent transport links, including a local railway station, making it ideal for commuters. The area also benefits from a range of local shops and leisure facilities, enhancing its appeal.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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