



Albert Street

| Aylesbury | Buckinghamshire | HP20 1LY



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Williams Properties would like to welcome to the market this superb three bedroom end of terrace house on Albert Street, close to Aylesbury Town centre and all its amenities. The property offers entrance hall, lounge, dining room, kitchen, utility room, three bedrooms and bathroom. Outside there is an enclosed rear garden. Viewing comes highly recommended, ideal first time purchase.

Offers over £325,000

- Three Bedroom House
- Utility Room
- End Of Terrace
- Ideal First Purchase
- Town Centre Location
- Two Reception Rooms
- Close To Grammar Schools
- Viewing Highly Recommended

Aylesbury Town

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 Hall

Enter through the front door into the entrance hall leading into the dining room.

Dining Room

Dining room consists of wooden flooring, window to the side aspect, light fitting to ceiling and wall mounted radiator. Stairs rising to the first floor, opening to the lounge, door to the kitchen and space for a large dining table set.



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.



Lounge
Lounge consists of a window to the front aspect, feature fireplace, light fitting to ceiling, wooden flooring and wall mounted radiator. Space for a sofa set and other furniture.

Kitchen
Kitchen consists of a range of solid oak wall and base mounted units with square edge work tops, inset one and half sink bowl unit with mixer tap, draining board and window over. Inset electric hob, extractor fan and oven, space for dishwasher. Open plan to utility room.

Utility Room
Utility room consists of a range of wall and base mounted units with a square edge worktop, wall mounted boiler, space for upright fridge/freezer, washing machine and tumble dryer. Door leading out to the garden.

First Floor
Carpeted first floor landing with doors to all bedrooms, bathroom, cupboard and access to loft space.

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

Bedroom Two
Bedroom two consists of a window to the side aspect, light fitting to ceiling, wall mounted radiator and carpet laid to floor. Space for a single bed and other furniture.

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

Bathroom
Bathroom is fully tiled and comprises a low level wc, hand wash basin unit and a panelled bathtub with mixer tap, shower attachment and shower screen. Extractor fan, recess spotlights and heated towel rail.

Rear Garden
Enclosed rear garden with a raised decking patio area, artificial grass, garden shed and gated 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.



