



68 Barnard Crescent

| Aylesbury | Bucks | HP21 9PW



68 Barnard Crescent

| Aylesbury | Bucks | HP21 9PW

****NO CHAIN**** Williams Properties are pleased to welcome to the market this well appointed three bedroom end of terrace house on the south side of Aylesbury, near Stoke Mandeville. The property is in good order throughout and consists of a lounge/diner, kitchen, store room, downstairs WC, three bedrooms and bathroom. Outside, there is an enclosed front and rear garden and driveway parking. There is planning permission granted for a part double storey and full single storey to the rear of the property. We highly recommend a viewing on this fantastic property, ideal for a first time buyer or investment buyer.

Fixed asking price £325,000

- * NO CHAIN*
- *PLANNING PERMISSION GRANTED*
- Three Double Bedrooms
- End Of Terrace
- Downstairs WC
- Driveway Parking
- Close Proximity to Town Centre
- Close to the Hospital

Location

A southerly location within Aylesbury and Stoke Mandeville within easy reach of local amenities including shopping, sports facilities, eateries and bars. Barnard Crescent enjoys an unprecedented position for commuters as the mainline rail service is within a very short walk and reaches London Marylebone in about 55 minutes. Road access gives fast access to both the M40 & M25 motorway network via the A41.

Local Authority

Buckinghamshire Council

Council Tax

Band C

Entrance

Enter via the front door into the entrance hall with single light pendant to the ceiling and tiled flooring laid to the floor. There are doors leading to the kitchen, lounge/diner and downstairs WC. Stairs rising to the first floor landing.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor, two single light pendants to the ceiling, sliding doors leading to the rear garden, window to the front aspect and a opening leading to the kitchen. There is space for a three piece suite, dining set and a range of other furniture.



Williams



Williams



Williams



The property is situated on a quiet residential road close to all shops, leisure and dining facilities between Aylesbury Town Centre and Stoke Mandeville. There are good transport links with easy access to the A413 and the mainline train station with regular services directly into London Marylebone can be reached on foot in around 10 minutes.



Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops, inset oven, and gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and integrated dishwasher, with space for a American size fridge and freezer. There is a window to the rear aspect and a door leading out to the garden.

Downstairs W/C

Downstairs WC consists of tiles laid to splash sensitive areas and tiles laid to the floor and a window to the front aspect. There is a hand wash basin and low level WC and plumbing for a washing machine.

First Floor

stairs rise to the first floor landing, carpet laid to the floor and single light pendant to the ceiling. There are doors leading to all three bedrooms and bathroom.

Bedroom

Bedroom consists of carpet laid to the floor, window to the rear aspect and built in storage and built in wardrobes. There is space for a king size bed and other bedroom furniture.

Bedroom

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

Bedroom

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

Bathroom

Bathroom suite consists of vinyl flooring laid to the floor. There is a panelled bathtub with an overhead shower, hand wash basin and low level WC.

Front Garden

Enclosed front garden with a concrete path leading from the front door, with grass laid to the remainder .

Rear Garden

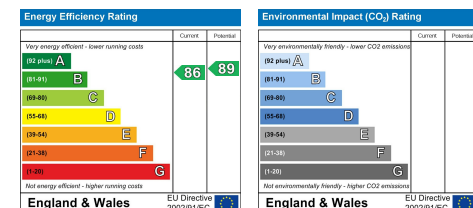
Enclosed rear garden large patio leading from the lounge/diner and kitchen featuring a pergola .There is a wooden gate for rear access and a brick shed for storage.

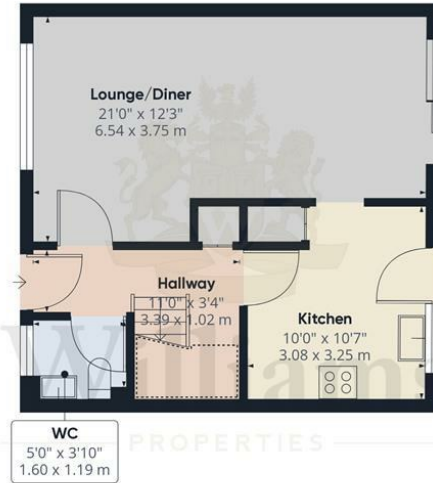
Buyer Notes

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.

Driveway Parking

Driveway Parking for Two Cars to the front of the property.





Floor 0 Building 1



Floor 1 Building 1

5'0" x 10'3"
1.64 x 3.15 m

Floor 0 Building 2



Approximate total area⁽¹⁾

900.72 ft²
83.68 m²

Reduced headroom

20.67 ft²
1.92 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.