



56 Northern Road

| Aylesbury | | HP19 9QY



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NO CHAIN *RENOVATION PROJECT* Williams Properties would like to welcome to the market this two bedroom terraced property close to Aylesbury Town Centre, within walking distance to shops, schools & amenities. The property is in need of full renovation and offers a lounge/diner, kitchen, two double bedrooms and bathroom. Outside there is a good sized rear garden and on street parking is available. Viewing comes highly recommended on this great opportunity.

Offers in excess of £240,000

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.

Local Authority

Aylesbury Vale District Council

Services

All Main Services

Council Tax

Band C

Entrance

Enter Directly into the lounge/diner.

Lounge/Diner

The Lounge area is open plan through to the dining area, with stairs to first floor window to front and rear aspect, carpet laid to the floor, light pendant to the ceiling, wall mounted radiators and an opening to the kitchen.

Kitchen

The kitchen comprises of base and wall mounted units with roll top work surfaces, inset sink/drain and extractor hood. Tiling to splash sensitive areas, space oven, space for washing machine and fridge. Door to utility space, tiled flooring, window to side aspect.





- *IN NEED OF RENOVATION*
- Four Piece Bathroom
- Enclosed Rear Garden
- Walking Distance To Top Schools
- Two Double Bedrooms
- Terraced Property
- Walking Distance To All Amenities
- Viewing Highly Recommended

Utility Area

Wooden structure offering extra utility/storage space. Window and door leading out to the garden.

First Floor

Doors to both bedrooms.

Bedroom

Bedroom one consists of carpet laid to floor, feature fireplace, light fitting to ceiling and windows to the front aspect. Space for a king size bed and other bedroom furniture.

Bedroom

Bedroom two consists of carpet laid to floor, light fitting to ceiling, a wall mounted radiator and window to the rear aspect. Space for a double bed and other bedroom furniture. Door leading to the bathroom.

Bathroom

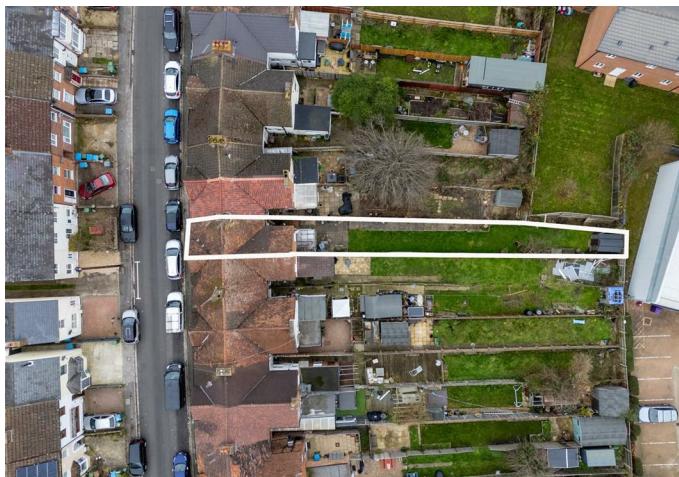
Four piece bathroom suite consisting of a low level wc, hand wash basin unit, panelled bathtub with mixer tap and an enclosed shower cubicle. Tiling to splash sensitive areas, a wall mounted radiator and a frosted window to the rear aspect.

Rear Garden

Enclosed rear garden with a paved patio area and a good sized area laid to lawn. Shed to the rear of the garden. Communal rear access.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



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	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



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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.