



Little Orchards

| Aylesbury | Buckinghamshire | HP20 2XE



Williams  
PROPERTIES



# Little Orchards

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Welcome to Little Orchards, a terraced house located in the town of Aylesbury, Buckinghamshire. This delightful property boasts a living room, kitchen/diner, two bedrooms, bathroom, enclosed garden and two off road parking spaces. The property offers good road links and is close to local amenities.

## Offers in excess of £275,000

- Set On A Quiet Road
- Close To Amenities
- Two Off Road Parking Spaces
- Great Order Throughout
- Two Bedroom House
- Good Road Links
- Backs Onto Fields
- Enclosed Rear Garden

### Little Orchards

Little Orchards is a modern development with easy access to neighbouring areas including Watermead and Berton Village. The Development has a bus route to the town centre and surrounding area. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Tesco store can be found nearby on the Coppice.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available

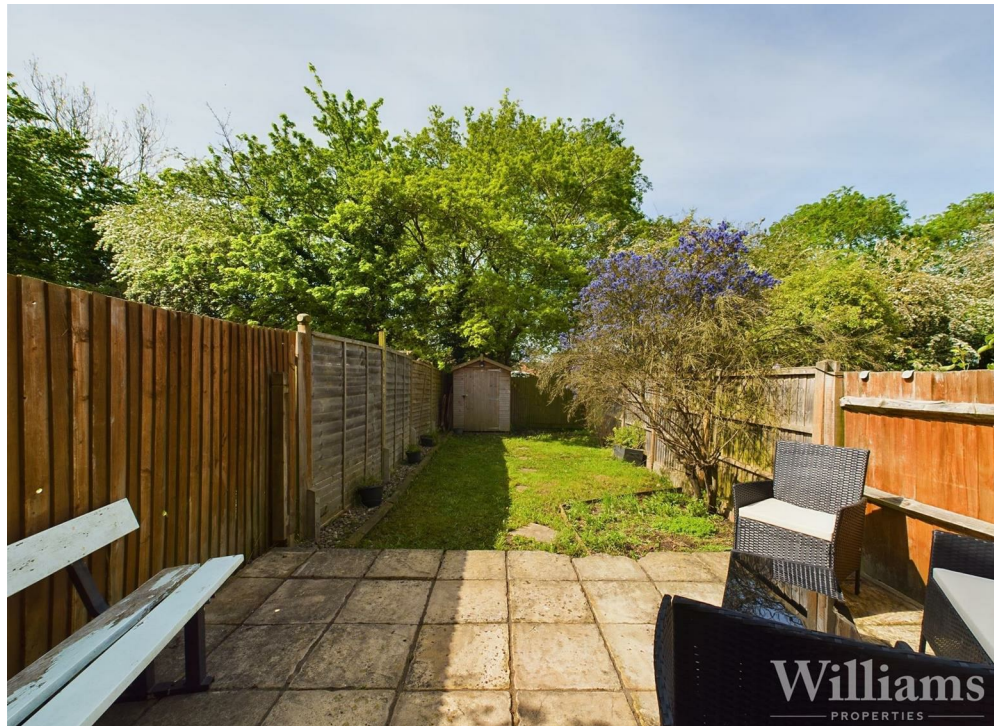
### Porch

Enter through the front door into the porch with a further door into the living room.





The property is located on a quiet road within Bierton parish of Aylesbury. There is a small crop of amenities including Doctors surgery, pharmacy and convenience store located on The Coppice a short walk away. There are two local schools, St Louis Catholic Primary School and Bierton C of E Primary school.



### Living room

Living room consists of a window to the front aspect, wood effect flooring, radiator, light fitting to ceiling, stairs rising to the first floor and space for a sofa set and other furniture. Door to the kitchen.

### Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with window over, inset gas hob, oven and extractor, integrated fridge/freezer, space for washing machine, storage cupboard and door to the garden. Space for dining set.

### First Floor

Doors to both bedrooms and bathroom. Loft access.

### Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, airing cupboard, light fitting to ceiling and space for a double bed and other furniture.

### Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin unit, bathtub with shower and screen, radiator and extractor fan.

### Rear Garden

Enclosed garden with a paved patio leading to an area of lawn laid, garden shed, plants and shrubs.

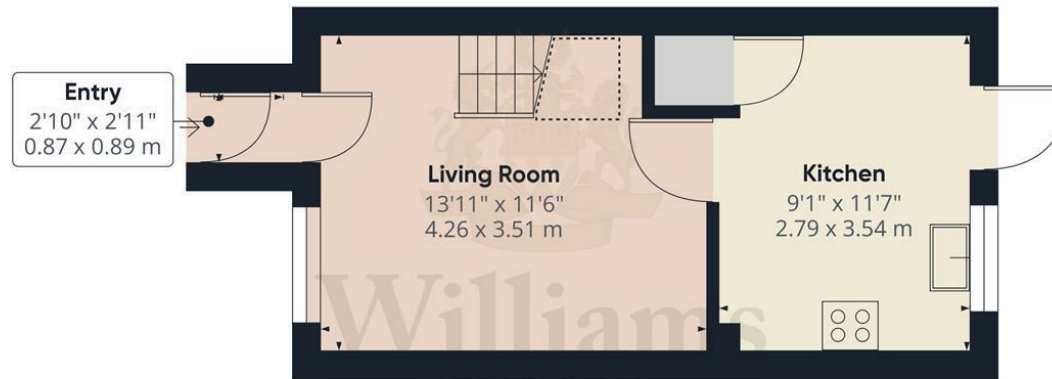
### Parking

Off road parking.

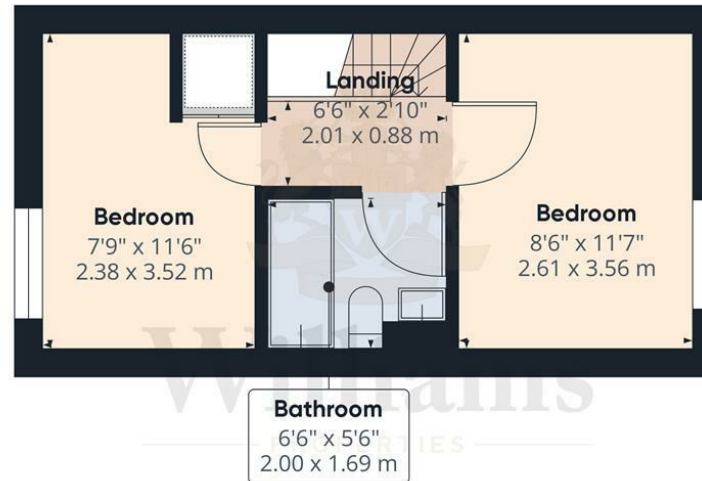
### Buyer Notes

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			90	(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C			61	(09-00) C			
(55-68) D				(05-08) D			
(39-54) E				(03-04) E			
(21-38) F				(21-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
517.87 ft<sup>2</sup>  
48.11 m<sup>2</sup>

**Reduced headroom**  
14.13 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) 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



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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.