



7 Coppice Close

Coppice | Aylesbury | Buckinghamshire | HP20 1XT



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A well presented two bedroom home, set on Aylesbury/Bierton borders. The property is mid terrace and offers two double bedrooms, newly fitted kitchen, newly fitted bathroom, lounge/diner, allocated parking and an enclosed rear garden. The Coppice is a popular development with a local shop, good school catchment and a stones throw away to open countryside.

## Offers in excess of £285,000

- Two Double Bedrooms
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Large Lounge/Diner
- Enclosed Rear Garden
- Close to Amenities
- Allocated Parking
- Close to Open Fields

### The Coppice

The Coppice is a modern development with easy access to neighbouring areas including Broughton and Bierton 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 express store within a few minutes walk.

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Council Tax

Band C

### Entrance

Entrance via a double glazed door into entrance hall, window to the front aspect, stairs rise to the first floor, access to under stairs storage, opening leading to the kitchen and a door to the lounge/diner.



A modern terraced house set in a cul-de-sac location, featuring two double size bedrooms, enclosed rear garden, parking and close to open fields.



**Kitchen**

The newly fitted kitchen comprises of wall and base mounted units, a window to the front aspect, spaces for a washing machine, fridge freezer and free standing gas oven & hob, composite sink & drainer and Amtico flooring.

**Lounge/Diner**

The spacious Lounge/Diner allows ample space for living room furniture and a dining table, window to the rear aspect and a door of which leads out to the rear garden.

**First Floor**

Doors to both bedrooms, bathroom and an access hatch to the loft.

**Bedroom**

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

**Bedroom**

Bedroom two consists of carpet laid to the floor, a built in wardrobe, storage cupboard housing the newly fitted combination boiler and a window to the front aspect. There is space for a double bed and other bedroom furniture.

**Bathroom**

The newly fitted bathroom suite consist of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub, with overhead shower and screen, low level WC and hand wash basin.

**Garden**

A fully enclosed garden with an area of lawn, paved patio area and enclosed with panelled fencing. A courtesy gate to the rear allows garden access.

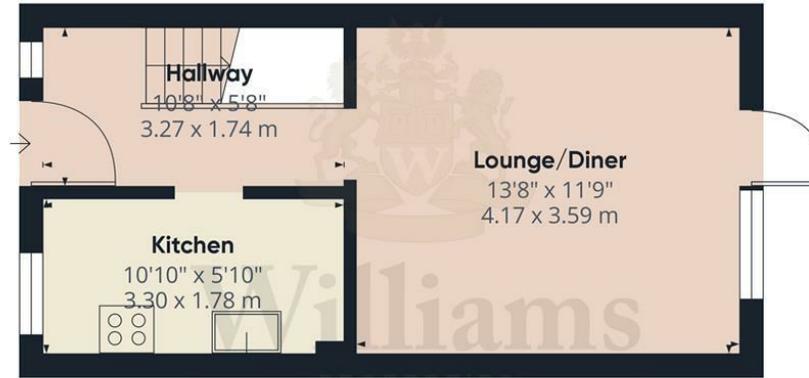
**Parking**

One allocated parking space can be found in the parking area. Visitors available.

**Buyers 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 plus) A			91	(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C		74		(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
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>**  
541.1 ft<sup>2</sup>  
50.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.