



Little Orchards

| Aylesbury | Buckinghamshire | HP20 2XE



# Little Orchards

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Williams Properties are pleased to offer to the market this fantastic two bedroom semi-detached house in Aylesbury, Buckinghamshire. The property is close to local amenities and offered with no onward chain. Accommodation consists of a porch, lounge, kitchen, conservatory, two double bedrooms and bathroom. Outside there is an enclosed rear garden, single garage and parking. Viewing is highly recommended.

## Offers in excess of £290,000

- Two Bedroom Semi-Detached
- No Onward Chain
- Enclosed Rear Garden
- Set On A Quiet Road
- Garage & Parking
- Close To Amenities
- Conservatory
- Viewing Highly Recommended

### 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 One Stop 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 space for coats and shoes, a further door leads into the lounge.



The property is located on a quiet road within Bierton parish of Aylesbury. Local amenities include a 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.



**Lounge**

Lounge consists of a window to the front aspect, wood effect flooring, radiator, light pendant to ceiling and space for a sofa set and other furniture. Stairs rise to the first floor.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, oven, extractor fan, space for fridge/freezer, washing machine and tumble dryer. Space for dining table and chairs, door to the conservatory.

**Conservatory**

Conservatory consists of windows to the surround, sliding doors to the garden, tiled flooring, radiator and space for a range of furniture.

**First Floor**

Doors to both bedrooms and bathroom.

**Bedroom**

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

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

**Bathroom**

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, bathtub with shower and screen, heated towel rail and extractor fan.

**Rear Garden**

Enclosed rear garden with a paved patio area, grass area with shrubs and garden shed.

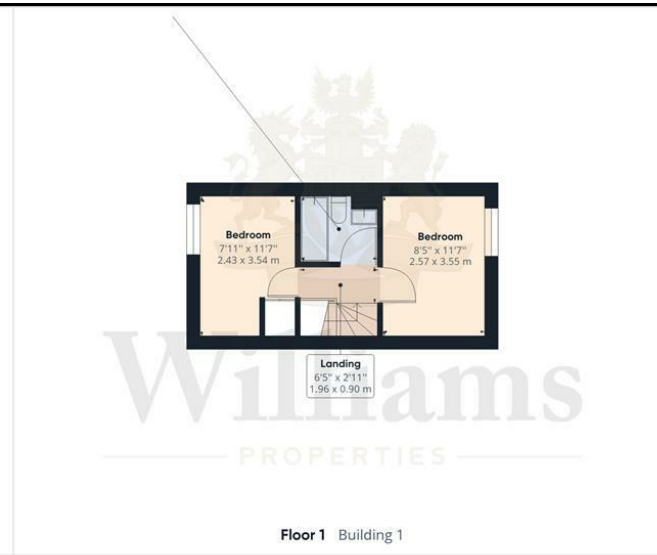
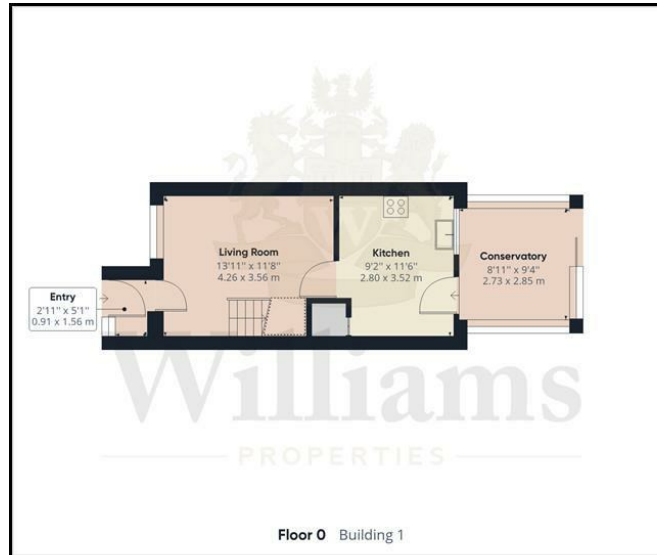
**Garage & Parking**

Single garage with up and over door, there is a parking space directly in front of the garage. There is a privately owned linked path leading from the garden to garage.

**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			
(92-100) A			89	(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C		70		(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-04) E			
(21-38) F				(01-05) 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	



<b>Approximate total area<sup>(1)</sup></b>	763.97 ft <sup>2</sup> 70.98 m <sup>2</sup>
<b>Reduced headroom</b>	9.51 ft <sup>2</sup> 0.88 m <sup>2</sup>
<small>(1) Excluding balconies and terraces</small>	
<small>⌈ Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE360</b>	



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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.