



Delamere Close

Elmhurst | Aylesbury | Buckinghamshire | HP20 2BG



Williams
PROPERTIES

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Williams Properties are pleased to welcome to the market this three bedroom terraced house in Elmhurst, Aylesbury. The property consists of an entrance hall, downstairs cloakroom, lounge/diner, kitchen, three bedrooms and bathroom. Outside there are front & rear gardens, garage which has been converted into a garden office and parking. Viewing is highly advised.

Offers in excess of £340,000

- Central Location
- Close To Local Amenities
- Front & Rear Gardens
- Downstairs Cloakroom
- Three Bedroom House
- Close To Schools
- Garden Office
- Viewing Highly Recommended

Elmhurst

Elmhurst is a residential area on the West side of town with amenities including a shopping parade and the Dairy Maid Public House. There are good bus connections to the town centre and there is a primary and infant school. The town centre is close by and easily accessible.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the cloakroom, lounge/diner and kitchen, stairs rise to the first floor. Under stairs cupboard.

Cloakroom

Cloakroom comprises a wc, hand wash basin unit, radiator and a frosted window to the front aspect.



The property is located a short walk away from the amenities, shops and leisure facilities of Aylesbury Town Centre. Local amenities including a shop and Post Office are located a short walk away.



Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset electric hob, overhead extractor fan, oven and grill, space for washing machine, fridge/freezer and dishwasher, breakfast bar and a door leading out to the rear garden.

Lounge / Diner

Lounge consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling, radiator and space for a sofa set and other furniture. Dining area consists of wood effect flooring, light pendant to ceiling, radiator, sliding doors to the rear garden and space for a dining table set.

First Floor

Doors to all three bedrooms and bathroom.

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.

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Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, 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, panelled bathtub with overhead shower and screen, heated towel rail and a frosted window.

Rear Garden

Rear garden with a paved patio, gravelled area, garden shed, enclosed with shrub borders.

Front Garden

Block paved pathway leads to the front door, paved patio with small grass area, gravelled borders and access to the garden office.

Garden Office

Garage has been converted into a garden office with light and power, there is an extra storage area to the rear.

Parking

Space for one vehicle in front of the 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
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			48
(31-42) F			
(1-30) 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			
(02 plus) A			
(01-01) B			
(00-00) C			
(99-00) D			
(98-00) E			
(97-00) F			
(96-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

