

4 Bedroom Semi Detached

26 Gowers Field, Aylesbury,
HP20 2QT



£425,000

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LOCATION

Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters. As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty and is just a few miles from Combe Hill the highest viewpoint in the Chiltern Hills. The area benefits from many sought after and high achieving

THIS HOME FEATURES

NO UPPER CHAIN
EXTENDED
FOUR BEDROOMS
THREE RECEPTION
ROOMS
GARAGE
WALK TO TOWN
WALK TO STATION
CUL-DE-SAC LOCATION

Schools, an array of recreational, leisure and shopping facilities. All of which helps to make Aylesbury an attractive proposition for property investors, new and existing residents alike.

LIVING AREA

4

BEDROOMS

The property benefits from four large bedrooms with bedroom four being used previously as a small double. The master benefits from its own w/c ensuite.

BATHROOMS

The property offers a guest cloakroom on the ground floor, en-suite toilet to the master and the main family bathroom comprising of a low level panel bath and wash hand basin, separate toilet.

RECEPTION

This property offers flexible living accommodation boasting three good sized reception rooms comprising of the lounge, dining room and family room. The living room benefits from a log burner.

KITCHEN/ DINER

The kitchen has range of storage units at base and eye level, space for fridge freezer, washing machine and dishwasher, integrated over and hob with hood over, tiled splash backs, single bowl sink and drainer, roll top work surfaces, door to dining room and family room.

PHOTOS



PROPERTY SUMMARY

We Sold It are pleased to present this extended four bedroom semi detached house located on Gowers Field near to the town centre and railway station. The property is in need of modernisation but does offer huge potential and the option for further extensions. Property comprises entrance porch, entrance hallway, lounge with log burner, dining room, family room, kitchen, four bedrooms, bathroom, en-suite, large front and rear gardens, garage and driveway parking to the rear. No upper chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

The rear garden is mainly laid to lawn with a large patio seating area, mature panted borders and trees, gated side access, door to outbuilding, door to garage, outside tap, outside sockets, brick retaining wall, timber shed to remain.

Parking

Single garage with parking in front for one car.

VIEWINGS

*Strictly by appointment with
WeSoldIt.co.uk*

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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NOTE

In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.



