

3 Bedroom Semi - Detached

142 Grenville Road, Aylesbury,
HP21 8EZ



£400,000

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LOCATION

Situated just a miles walk from Aylesbury mainline train station which connects with London Marylebone in less than an hour, Grenville Road is conveniently located for commuters and offers ease of access to the town centre for full scale shopping and an array of leisure facilities. Schooling, local shops, parks and recreational

THIS HOME FEATURES

POTENTIAL TO EXTEND
POTENTIAL TO DEVELOP
LARGE REAR GARDEN
VEHICLE ACCESS TO THE
REAR
RE-FITTED KITCHEN
COMPLETE ONWARD
CHAIN
TWO RECEPTION ROOMS

area are all located within close-proximity. Stoke Mandeville Hospital is situated 1.5miles walk from the property. Waling distance to local shops.

LIVING AREA

3 BEDROOMS

The property offers three good sized bedrooms, all of which benefit from built in wardrobes.

BATHROOMS

The family bathroom comprises of a low level w/c, panelled bath with shower over, wash hand basin, radiator, fully tiled walls and floor, window to the rear aspect. On the ground floor you have a W/C.

RECEPTIONS

The property has two reception rooms, the lounge is located to the front aspect with space for a fireplace and the dining room is to the rear aspect with french doors to the garden.

KITCHEN

The kitchen has a range of storage units at base and eye level, roll top work surfaces, space for fridge/ freezer, washing machine and oven, one and a half sink bowl and drainer, pantry cupboard.



PROPERTY SUMMARY

We Sold It are pleased to present this three bedroom semi detached house with huge potential to extend or potential to build another house along side, both STPP. This property benefits from a large garden with gated vehicle access at the rear from Grenville Green. Property comprises entrance porch, entrance hall, lounge, dining room, re-fitted kitchen, cloakroom, store room, three bedrooms, family bathroom, large front and rear gardens, driveway parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

The rear garden is mainly laid to lawn, planted boarder, flower bed, mature tree, two timber sheds to remain, patio seating area, double gates at the rear providing vehicle access from Grenville Green. The front garden is mainly laid to lawn.

Parking

The property benefits from driveway parking leading to a large timber shed for storage.

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.



Floorplan

