

2 Bedroom Terraced Home

Kingsbrook Development

12 Armstrongs Fields, Broughton
Aylesbury, Bucks HP22 7BR



£335,000

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LOCATION

The popular residential development of Kingsbrook pioneering a new approach to create sustainable communities for residents and wildlife to live together in harmony. As well as improving roads and public transport, Kingsbrook provides the ideal destination to live, work and play, with key amenities including: Children's nurseries, new primary school, Community centre, parks and open spaces as well as

THIS HOME FEATURES

TWO DOUBLE BEDROOMS
EN-SUITE TO MASTER
LANDSCAPED GARDEN
ALLOCATED PARKING FOR TWO
VEHICLES TO FRONT
NHBC WARRANTY REMAINING
LOUNGE/DINER
GUEST CLOAKROOM
MODERN KITCHEN
WALK TO SHOPS

Children's play areas and recreational spaces. Local amenities and such as a Tesco Express (about to open) amongst other shops, nearby school and open spaces, play parks and schools.

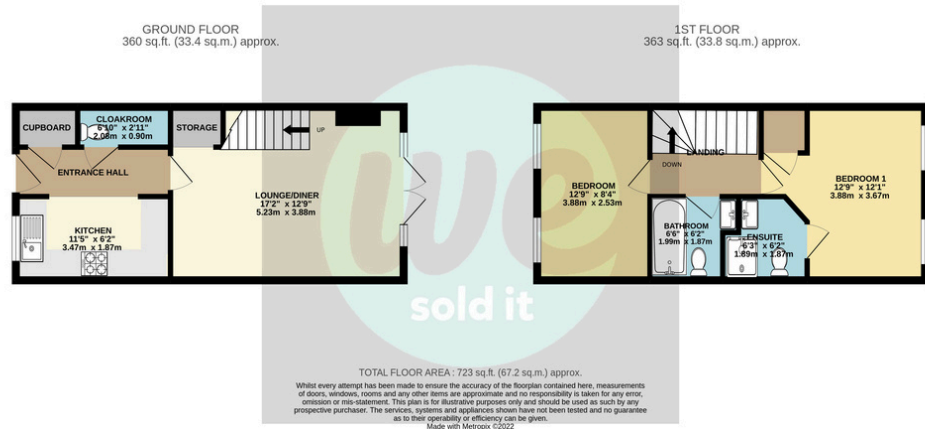


PROPERTY SUMMARY

Nestled within the vibrant Kingsbrook Development, this charming two-bedroom terraced property offers contemporary living in a thriving community setting. Boasting modern design and thoughtful layout, this home features a spacious lounge/diner, guest cloakroom, a well-appointed kitchen, and two generously sized bedrooms, landscaped rear garden and allocated parking for two vehicles situated immediately to the front of the property. With its prime location, residents can enjoy easy access to local amenities, green spaces, and excellent transport links. Whether you're a first-time buyer, downsizer, or investor, this property presents an ideal opportunity to experience the best of modern living in Aylesbury's sought-after Kingsbrook Development.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

