



Michael
ANTHONY

37 Highbridge Walk Town Centre

£325,000 Freehold

This is a well presented Victorian three bedroom end of terrace property located just a short walk from the Aylesbury town centre, mainline train station and canal. This property has been very well looked after by the current owners and must be viewed to be appreciated. Property comprises entrance, dining room, lounge, kitchen, three bedrooms, upstairs bathroom, rear garden and driveway parking to the rear.

37 Highbridge Walk

Town Centre
Aylesbury
Buckinghamshire
HP21 7SE

- VICTORIAN
- CHARACTER FEATURES
- EXCELLENT CONDITION THROUGHOUT
- WALK TO TOWN CENTRE & RAILWAY STATION
- REFITTED KITCHEN
- DRIVEWAY PARKING TO THE REAR
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- GARDEN
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	54	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



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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 co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to 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. This is advisable, 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 approved details should be requested from the agents