

2 Bedroom

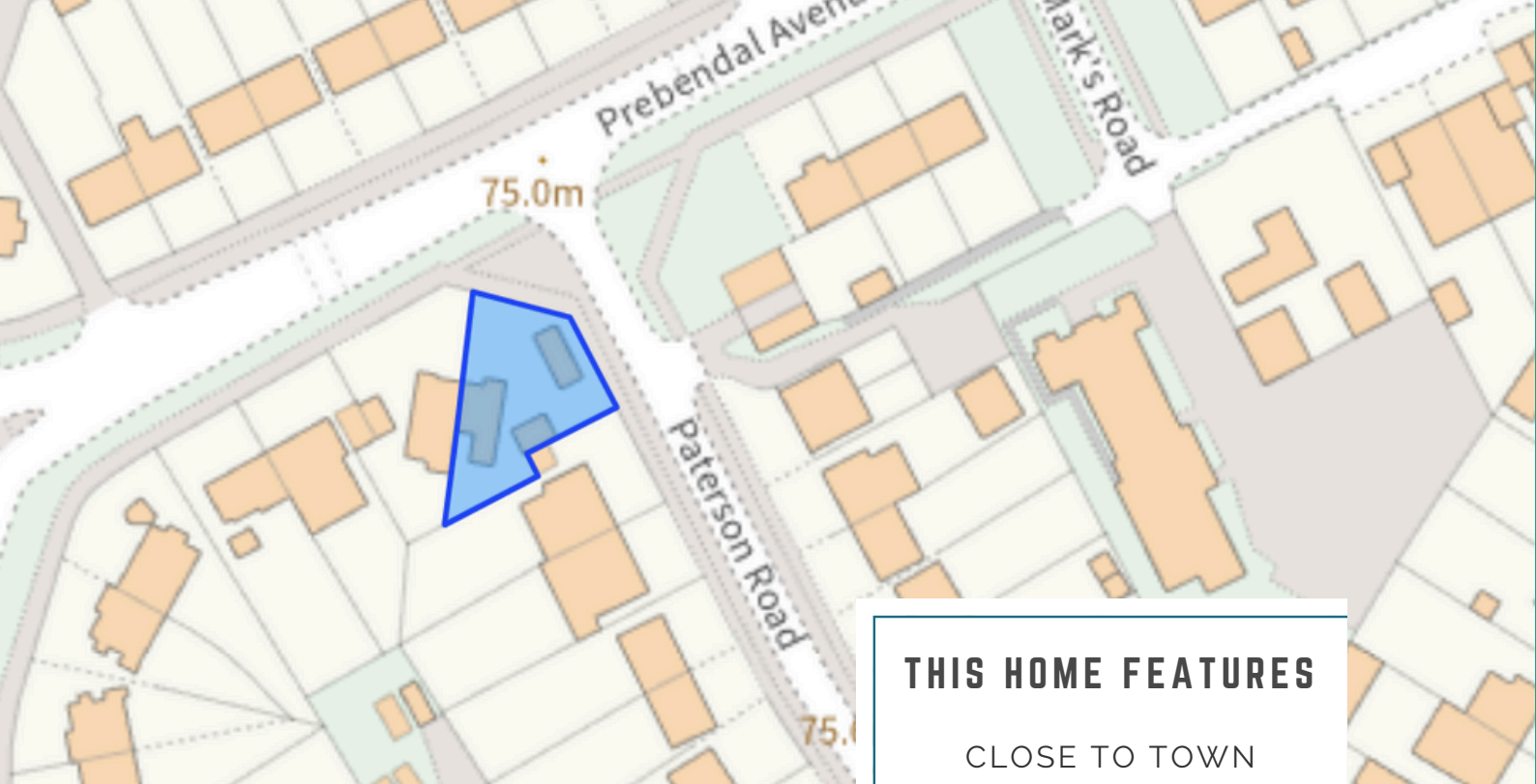
Semi Detached

NO ONWARD CHAIN
SOUTHCOURT

185 Prebendal Avenue
Aylesbury, HP21 8LE



TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Situated just 0.7 miles walk from Aylesbury mainline train station which connects with London Marylebone in less than an hour, Prebendal Avenue is conveniently located for commuters and offers ease of access to the town centre for full scale shopping and an array of leisure facilities.

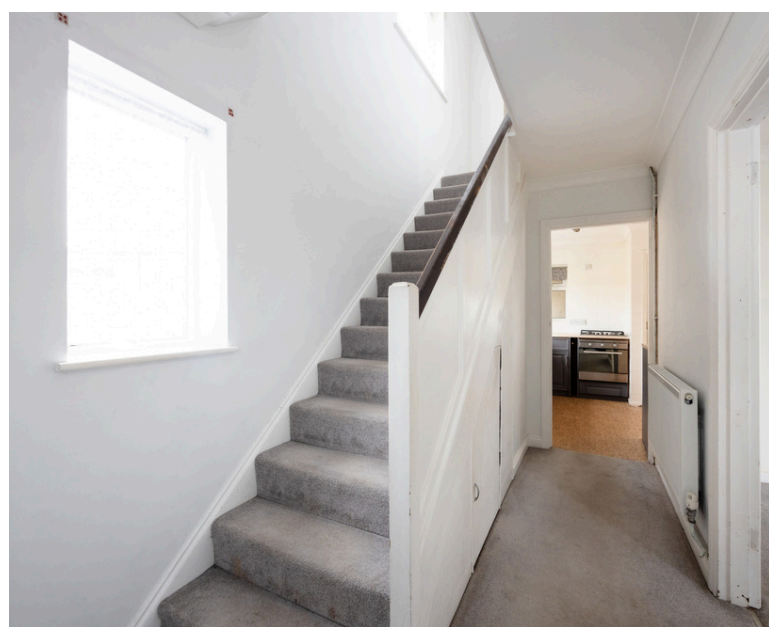
THIS HOME FEATURES

CLOSE TO TOWN
NO UPPER CHAIN
LOUNGE/DINER
KITCHEN
BATHROOM
TWO DOUBLE
BEDROOMS
CORNER PLOT GARDEN
OFF ROAD PARKING FOR
SEVERAL VEHICLES

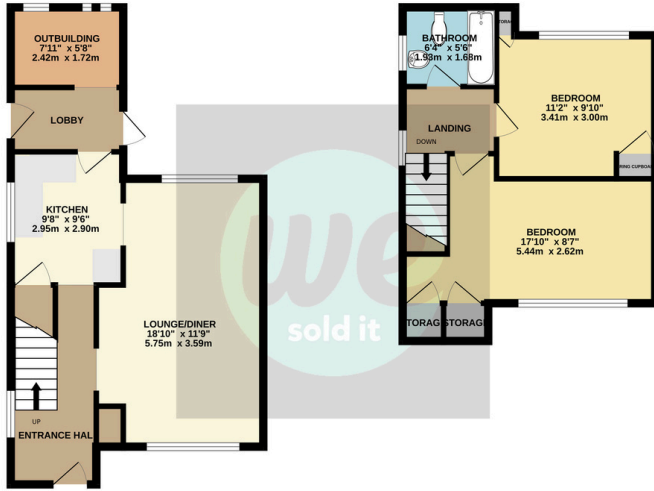
Schooling, local shops, parks and recreational area are all located within close-proximity. Stoke Mandeville Hospital is situated 1.1 miles walk from the property.



We Sold It are delighted to present this charming two-bedroom semi-detached property located on Prebendal Avenue, Aylesbury. Set on a generous corner plot, this home offers plenty of potential for extension (subject to planning permission). The accommodation includes an entrance hall, a spacious lounge/diner, fitted kitchen, two double bedrooms, and a family bathroom. Outside, the property features a sizable garden area and off-road parking. Offered with no upper chain, this property provides an excellent opportunity for first-time buyers or investors. Contact We Sold It to arrange a viewing and see the potential this home has to offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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.

