



**Michael**  
**ANTHONY**

45 Upper Abbots Hill Hartwell

**£280,000** Freehold

Michael Anthony Estate Agents are delighted to welcome to the market this two bedroom mid terraced home on the ever popular Hartwell development. The property has a generous sized living room with stairs rising up to the first floor, there is a kitchen/breakfast room across the back of the house with a door out into the garden. Upstairs there is a good sized double bedroom and refitted bathroom which is fully tiled. The second bedroom is a double also. Outside the property is mainly laid to lawn, there is a garage in a block nearby.

# 45 Upper Abbots Hill

Hartwell  
Aylesbury  
Buckinghamshire  
HP19 7ST

- NO UPPER CHAIN
- \*\*360 VIRTUAL TOUR\*\*
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- HARTWELL DEVELOPMENT
- FRONTING ONTO THE GREEN
- GARAGE IN BLOCK
- PRIVATE REAR GARDEN
- RE-FITTED BATHROOM
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		92
(92+)		A
(81-91)		B
(69-80)		C
(55-68)	61	D
(39-54)		E
(21-38)		F
(1-20)		G
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epca.gov.uk		



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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

