



**Michael**  
**ANTHONY**

11 Chadbone Close Aylesbury

**£325,000** Freehold

A rare opportunity to own a three bedroom home in a small select development in Aylesbury Olde Town. The home offers flexible accommodation and the third bedroom could be a work from home space and of course the Mainline station is only a short stroll away. Set amongst lovely gardens and mature trees which are maintained this is a delightful property. There will be no upper chain. The home has been improved and a new combi boiler and refitted bathroom. There is a downstairs cloakroom. The well stocked rear garden that has a southerly aspect. Allocated parking space.



# 11 Chadbone Close

Aylesbury  
Buckinghamshire  
HP20 2PS

- OLDE TOWN AYLESBURY CENTRE
- THREE BEDROOM TERRACED HOME
- DOWNSTAIRS CLOAKROOM
- NO UPPER CHAIN
- REPLACED COMBI BOILER
- REPLACED BATHROOM SUITE
- ALLOCATED PARKING SPACE
- WALK TO MAINLINE STATION
- WALK TO TOWN CENTRE SHOPS AND FACILITIES
- Council Tax Band: C



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



Michael Anthony Estate Agents 54 Kingsbury Aylesbury Buckinghamshire HP20 2JE  
Tel: 01296 433666 Email: aylesbury@michaelanthony.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 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