



**Michael**  
**ANTHONY**

11 Ash Close Coppice

**£330,000** Freehold

Three bedroom semi detached family home on the popular Coppice development. Built by Wimpey Homes in the early 1980's. The property has the addition of the porch to the front, the conservatory, solar panels providing electric and the attached garage alongside with a personal door to the good size south west facing rear garden. There is a walk in shower to the main bathroom and the master bedroom has built in wardrobes. The home is in need of some updating. <

# 11 Ash Close

## Coppice

### Aylesbury

#### Buckinghamshire

#### HP20 1XX

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- COPPICE
- LOUNGE/ DINER
- KITCHEN
- CONSERVATORY
- GARAGE AND DRIVEWAY
- SOUTH WEST FACING REAR GARDEN
- SOLAR PANELS
- WALK TO LOCAL SHOPS AND DR'S SURGERY
- Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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