

3 Bedroom End of Terrace Family Home

26 Chappell Close, Aylesbury,
Buckinghamshire, HP19 9QA



£370,000

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LOCATION

Chappell Close is located just on the outskirts of the Aylesbury Town Centre off of the Buckingham Road.

Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters. As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty.

THIS HOME FEATURES

THREE BEDROOMS
END OF TERRACE
WALK TO TOWN
WALK TO STATION
WALK TO PARKS
TWO ALLOCATED
PARKING SPACES
GUEST CLOAKROOM
REAR GARDEN

The area benefits from many sought after and high achieving Schools, an array of recreational, leisure and shopping facilities. All of which helps to make Aylesbury an attractive proposition for property investors, new and existing

LIVING AREA

3 BEDROOMS

The property has three double bedrooms with the master benefitting from a dressing room and en-suite bathroom.

BATHROOMS

On the ground floor you have a cloakroom w/c, the first floor family bathroom comprises of a low level w/c, pedestal sink, panel bath, radiator, double glazed window to side aspect and tiled splash backs. The master en-suite comprises of a low level w/c, pedestal sink, double shower cubicle, radiator, velux window the the rear aspect.

RECEPTION

The property has a large lounge/ dining room with a storage cupboard, French doors to garden and large window through to the kitchen diner.

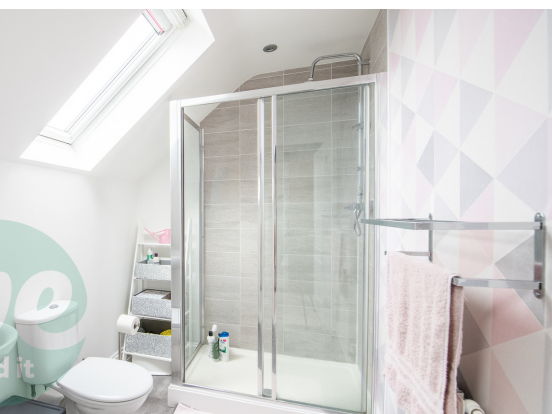
KITCHEN

The kitchen has a range of storage units at base and eye level, window to the lounge providing extra light to the room, roll top work surfaces, double oven and 4 ring gas hob with hood over, integrated fridge/ freezer, washing machine and dishwasher, one and half bowl sink and drainer, double glazed window to the front aspect.



PROPERTY SUMMARY

We Sold It are pleased to present this immaculate three bedroom end of terrace town house located on the popular Chappell Close development. Chappell Close is ideally located within walking distance to the town centre, mainline train station, local parks and the new large Sainsburys Store. Property comprises entrance hallway, cloakroom, kitchen/ diner, lounge/ diner, two double bedrooms on the first floor with a family bathroom, master suite on the top floor with dressing room and en-suite bathroom, rear garden and two allocated parking spaces.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

The rear garden is mainly laid to lawn with gated rear access, pathway to gate, patio seating area, timber shed for storage and a raised flower bed.



Parking

Two allocated parking spaces. Further visitor parking available on the estate.



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.

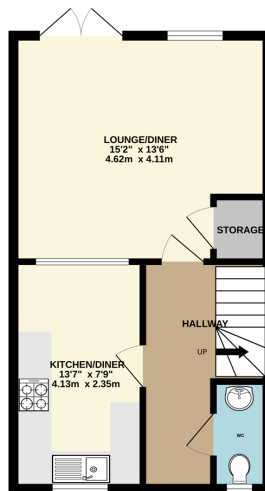
We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information 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.



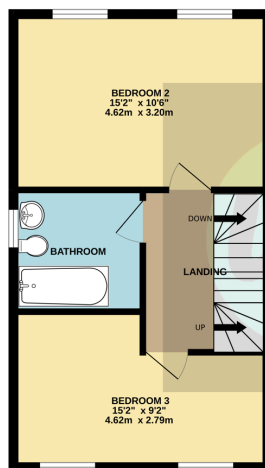
Tel. 01296 761331
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Floorplan

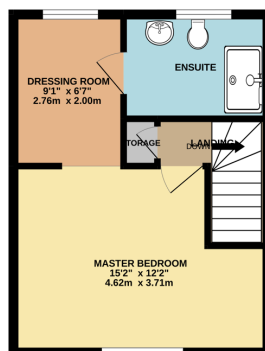
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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