



Michael
ANTHONY

48 Orwell Drive Aylesbury

£265,000

Michael Anthony are pleased to offer to the market this two bedroom end terrace house. The property is located on the popular Hawkslade development and is within walking distance of shops and schools. The property benefits from a good size lounge/diner, two double bedrooms, south facing rear garden and allocated parking to the rear. Please call 01296 433666 to arrange a viewing.

48 Orwell Drive

Aylesbury
Buckinghamshire
HP21 9UE

- POPULAR HAWKSLADE DEVELOPMENT
- CLOSE TO HOSPITAL
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- END TERRACED
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- ELECTRIC CENTRAL HEATING
- ALLOCATED PARKING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 579 sq.ft. (53.8 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 misstatement. 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.
 Made with Hologram 10/2011

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

