



**Michael**  
**ANTHONY**

32 Nightingale Road Southcourt

**£340,000** Freehold

A large three/ four bedroom family terrace home. Set on a large garden plot and benefiting from a large driveway. The home has been extended and offers flexible living accommodation. There are some period fireplaces that are not in use. The additional ground study can be an occasional fourth bedroom. Ground floor bathroom with additional upstairs wc. In all a well sized family home close to the town centre.

# 32 Nightingale Road

Southcourt  
Aylesbury  
Buckinghamshire  
HP21 8HT

- CLOSE TO TOWN CENTRE
- THREE BEDROOMS PLUS ADDITIONAL OCCASIONAL BED FOUR/ STUDY
- LOUNGE
- RUSTIC STYLE KITCHEN DINER AND QUALITY STONE FLOORING
- CONSERVATORY
- UPSTAIRS CLOAKROOM
- BOILER REPLACED 2021
- LARGE REAR GARDEN
- DRIVEWAY FOR NUMEROUS VEHICLES
- Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		64   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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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