



Michael
ANTHONY

18 Fleet Street Town Centre

Offers in Excess of £300,000 Freehold

****360 Virtual Tour**** Town centre location, Victorian detached two/three bedroom home. The property has been successfully extended over the years and offers spacious flexible accommodation . Lounge. Family room/bedroom 3,. Large Kitchen/diner . Ground floor bathroom. Good size rear garden . Garage. Central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

18 Fleet Street

Town Centre
Aylesbury
Buckinghamshire
HP20 2NZ

- TOWN CENTER LOCATION
- TWO DOUBLE BEDROOM DETACHED
- GARAGE
- LARGE LOUNGE
- FAMILY ROOM/BEDROOM 3
- LARGE KITCHEN /DINER
- GROUND FLOOR BATHROOM
- REAR GARDEN
- WALK TO THE MAINLINE STATION
- Council Tax Band: C



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

