

3 Bedroom Terraced

51 Foskett Way, Aylesbury,
HP21 9AB



£350,000

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LOCATION

Foskett Way is set in a sought-after residential location situated on the southside of Aylesbury, Just 0.5 miles walk of the Ofsted 'Good' rated William Harding Infant and Primary School, Stoke Mandeville Hospital is situated just 0.7miles walk away. London bound train connections can be found nearby in

THIS HOME FEATURES

WALK TO HOSPITAL
WALK TO SCHOOL
NO UPPER CHAIN
GARAGE
THREE BEDROOMS
DRIVEWAY PARKING
EN-SUITE
RECENT NEW BOILER

Aylesbury and Stoke Mandeville Village and full-scale shopping and leisure facilities are available in Aylesbury Town Centre.

LIVING AREA

3 BEDROOMS

The property offers comfortable bedroom accommodation with three bedrooms on the first floor. The master benefits from an en-suite and fitted wardrobes.

BATHROOMS

The family bathroom comprises of a low level w/c, pedestal sink, panel bath and tiled splash backs. The en-suite comprises of a low level w/c, pedestal sink, shower cubicle and tiled splash backs. Guest cloakroom on the ground floor.

RECEPTION

The lounge is located to the front aspect of the house with double doors leading to the kitchen/ diner.

KITCHEN

The kitchen has a range of storage units at base and eye level, roll top work surfaces, one and half sink bowl and drainer, oven and hob with hood over, space for fridge/ freezer and washing machine, under stairs storage cupboard, french doors to the garden.



PROPERTY SUMMARY

Offers In Excess of £350,000. We Sold It are pleased to present this three bedroom terraced house located on the popular Green/ Avenue development within walking distance to the hospital. This property is offered to the market with no upper chain and would make an ideal buy to let or family home. Property comprises of entrance hall, lounge, kitchen/ diner, cloakroom, three bedrooms, en-suite to master, family bathroom, rear garden, garage and driveway to the rear.



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

Outside

The garden is mainly laid to lawn with a paved pathway to the rear gate. This leads out to the single garage and driveway parking at the rear.



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.

NOTE

In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.

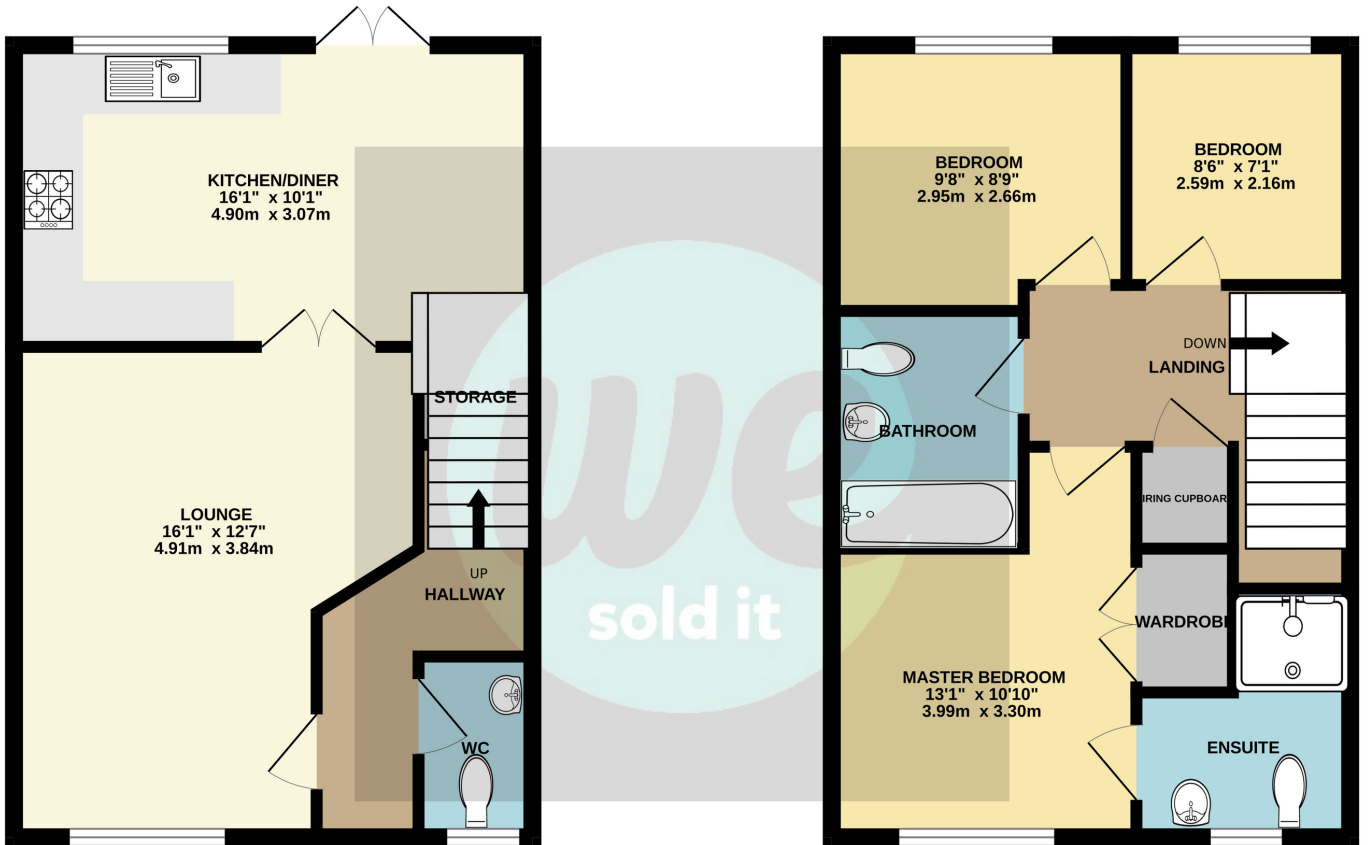


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Floorplan

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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