



**Michael**  
**ANTHONY**

57 Holly Drive Lavender Grange

**Offers in Excess of £220,000** Freehold

360 VIRTUAL TOUR - A good opportunity to purchase a one bedroom cluster house ideally located in a quiet spot on this highly sought after development, Lavender Grange, just a short walk from Stoke Mandeville Hospital and local shops. Accommodation comprises lounge, kitchen, bedroom and bathroom, the property also has gas central heating and double glazing, as well as allocated parking and a well maintained private garden to the side with the potential to add patio doors to open onto, subject to planning. A must see for any first time buyer or as investment.

57 Holly Drive  
Lavender Grange  
Aylesbury  
Buckinghamshire  
HP21 8TZ

- 360 VIRTUAL TOUR
- LAVENDER GRANGE
- CLUSTER HOUSE
- ONE BEDROOM
- BATHROOM
- KITCHEN
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- QUIET LOCATION
- Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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