



34 BOWLER ROAD
AYLESBURY, HP21 9QX

£250,000
FREEHOLD

A well presented one bedroom end-of-terrace home located on the south side of Aylesbury close to the Hospital and local amenities. It offers a private driveway and a lovely garden, making it a perfect choice for those seeking a cozy home with outdoor space.





Ground Floor



Floor 1

Landing
6'0" x 2'10"
1.84 x 0.88 m

Approximate total area¹⁾
425.82 ft²
39.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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