



ALWIN CLOSE, WALTON COURT, AYLESBURY

PRICE £275,000

FREEHOLD

A two bedroom terraced home located in Walton Court, within easy reach of local schools and the town centre. Offered with no upper chain, the property features a spacious living room, dining room, kitchen, two bedrooms, a family bathroom and a private rear garden.



ALWIN CLOSE

- WALTON COURT • TWO BEDROOM TERRACED HOUSE • NO UPPER CHAIN • EASY REACH OF TOWN CENTRE • LIVING ROOM OPEN TO DINING ROOM • PRIVATE REAR GARDEN • TWO DOUBLE BEDROOMS • CLOSE TO LOCAL SCHOOLS AND AMENITIES



LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

A family bathroom with three-piece suite.

Outside:

The property benefits from a private rear garden, mainly laid to lawn with a patio seating area, along with a useful brick-built shed for storage.

ACCOMMODATION

The accommodation comprises:

Entrance hall with stairs to the first floor.

Spacious living Room, opening through to a separate dining room, creating an ideal space for family living and entertaining.

Kitchen fitted with a range of units and work surfaces, with space for appliances and a door leading directly to the garden.

On the first floor:

Two double bedrooms, both well proportioned.

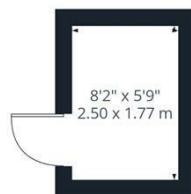
ALWIN CLOSE





Approximate total area⁽¹⁾
848 ft²
78.8 m²

Reduced headroom
15 ft²
1.4 m²



(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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