



**9 ASHBOURNE END
AYLESBURY, HP21 8BE**

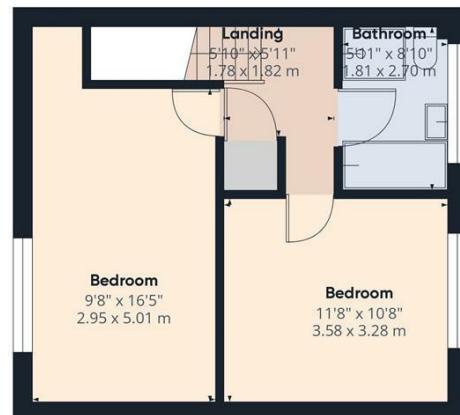
**£285,000
FREEHOLD**

A two bedroom terraced house overlooking a green, located on the southside of Aylesbury, close to Stoke Mandeville Hospital. The property benefits from - two double bedrooms - front and rear gardens - open plan living/dining.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

806.11 ft²
74.89 m²

Reduced headroom
14.85 ft²
1.38 m²

(1) Excluding balconies and terraces

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

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	82
(81-91)	B	
(69-80)	C	71
(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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