



MEADOW WAY, COPPICE, AYLESBURY

PRICE £125,000
FREEHOLD

** SOLD BEFORE COMING TO MARKET ** A one bedroom property ideally located close to local amenities and offered with no onward chain. In need of modernisation, the accommodation includes a combined living area/bedroom, separate kitchen, bathroom, and a wrap-around private garden. A great opportunity for investors or first-time buyers to add value.



MEADOW WAY

- ** SOLD BEFORE COMING TO MARKET
- ** • FREEHOLD • COPPICE
- DEVELOPMENT • IN NEED OF
- MODERNISATION • WRAP AROUND
- PRIVATE GARDEN • CLOSE TO LOCAL
- AMENITIES

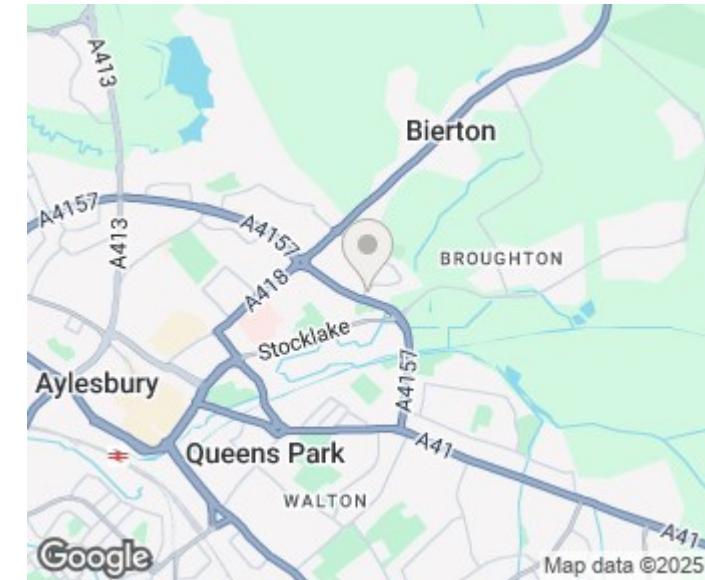
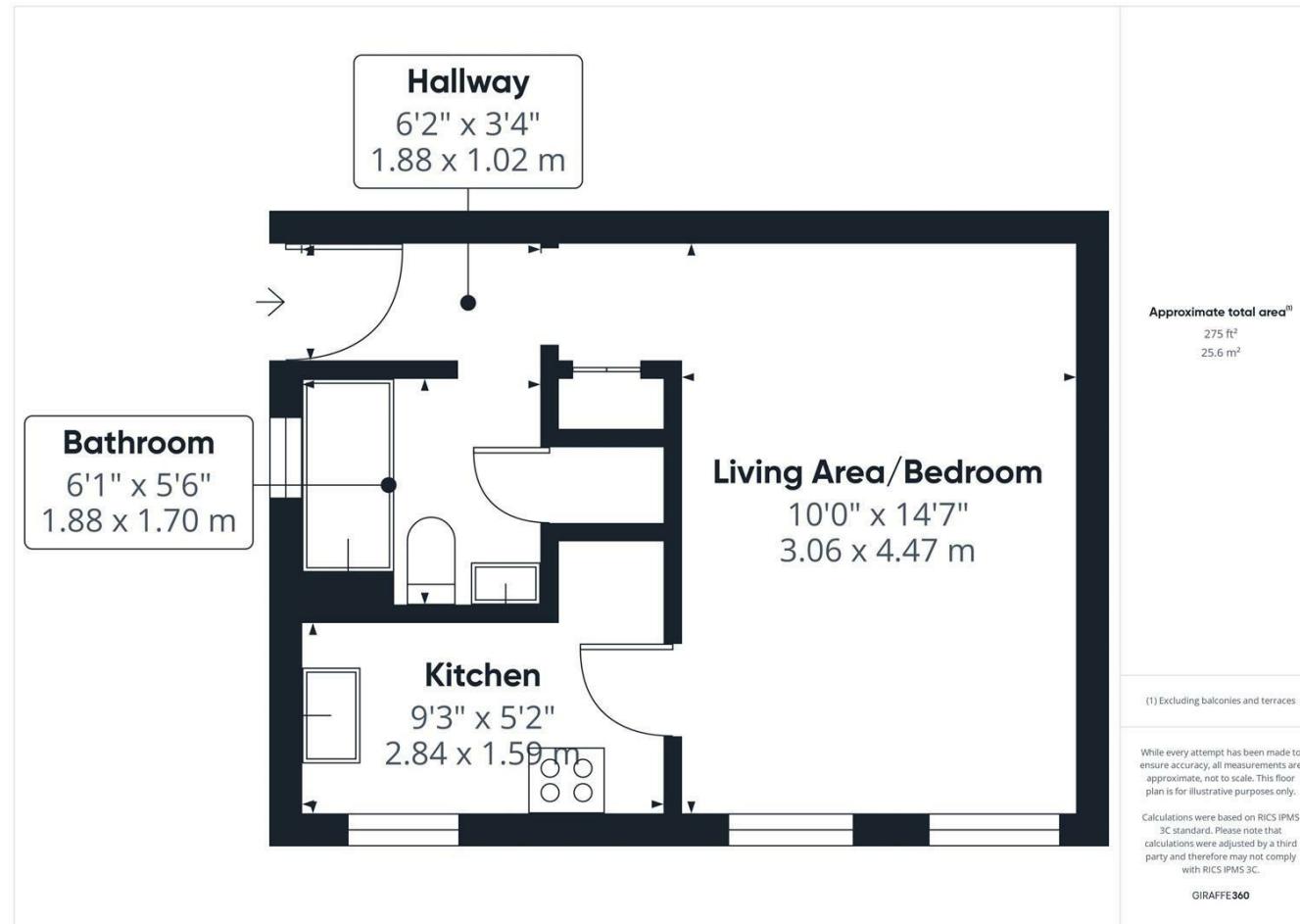
LOCATION

Situated on the edge of the popular Coppice estate, the house is not overlooked by another property to the front and it's position is close to open fields and Coppice Park, making it an ideal situation for dog walkers and ramblers. The estate has a convenience store, chemists and doctors surgery and is within walking distance of the town centre and offers easy access by road towards London and Milton Keynes. There are several schools at primary and secondary level within walking distance including the highly regarded St Louis Catholic Primary School.



MEADOW WAY





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

