



**MILL STREET, AYLESBURY, BUCKINGHAMSHIRE**

**PRICE £230,000**

**FREEHOLD**

A one bedroom terraced house in a central location, just a short walk from the town centre and local amenities. Offered for sale with no onward chain, the property features an open-plan living/kitchen area, a downstairs WC, a double bedroom and a bathroom. Outside, there is a front garden and off-road parking, making it an ideal first-time purchase or investment opportunity.



# MILL STREET

- CENTRAL LOCATION • ONE BEDROOM
- TERRACED HOUSE • NO UPPER CHAIN • OFF
- ROAD PARKING • STYLISH OPEN PLAN
- LIVING • MINUTES' WALK OF THE TOWN
- CENTRE & AMENITIES • GARDEN
- ACCESS • MODERN SHOWER ROOM



## LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

## ACCOMMODATION

To the front of the property is a gravelled off-road parking space together with an attractive block-paved patio and artificial lawn area, providing a pleasant and easy-to-maintain outdoor setting.

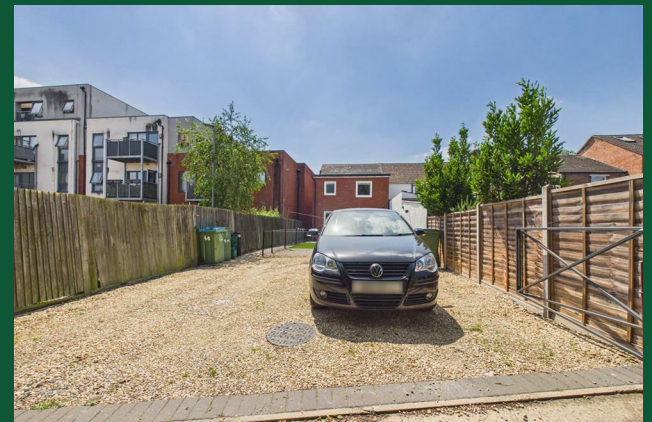
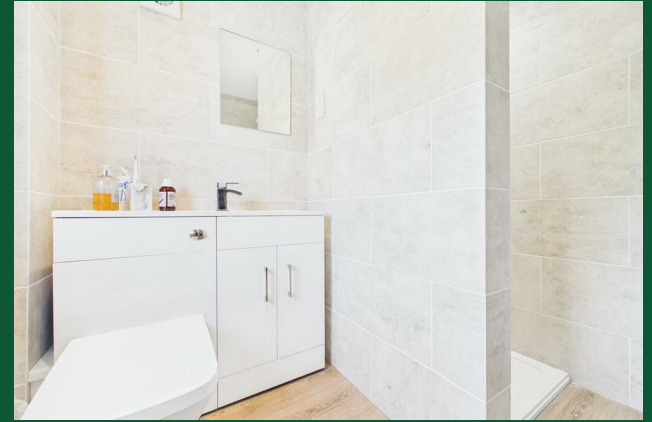
The accommodation is entered via the open-plan living/kitchen area, creating a bright and sociable living space. The stylish fitted kitchen is equipped with an inset electric hob, oven and cooker hood, along with space for a washing machine and under-counter fridge. A breakfast bar provides a practical dining

area, while stairs rise to the first floor. Access is also provided to a convenient downstairs WC.

On the first floor, the landing benefits from loft access and useful built-in storage. The double bedroom features a built-in wardrobe and enjoys direct access to the bathroom. The bathroom is fully tiled and fitted with a modern walk-in shower, hand basin with vanity unit, WC, and a heated towel rail.

This attractive home offers well-planned accommodation in a convenient central location and is ready for immediate occupation. Early viewing is highly recommended.

# MILL STREET





Approximate total area<sup>®</sup>  
423 ft<sup>2</sup>  
39.3 m<sup>2</sup>

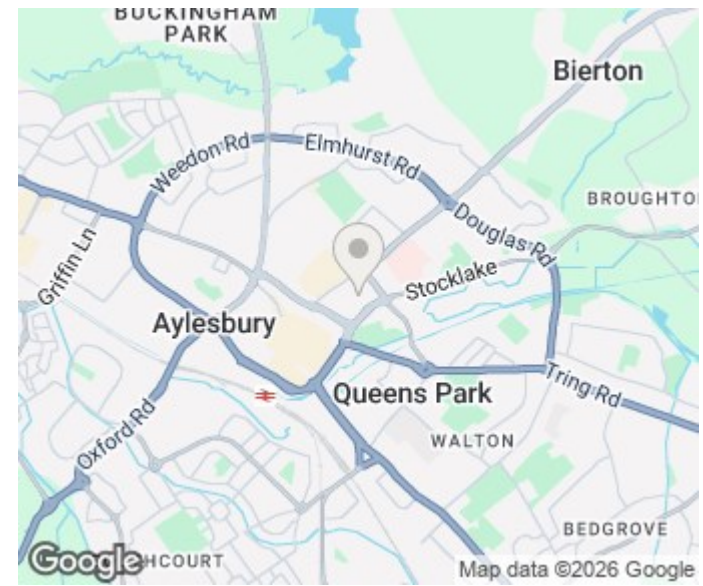
Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>99</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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