





BATCHELOR CLOSE, CLEVELAND PARK, AYLESBURY

PRICE GUIDE £190,000

FREEHOLD

A one bedroom terraced house in Cleveland Park, offering excellent road links and easy access to local amenities, town centre and the station. The property benefits from no upper chain, making it ideal for first-time buyers or investors. Internally the accommodation comprises a living room, kitchen, double bedroom and a bathroom. Externally there is allocated parking.

GEORGE DAVID

BATCHELOR CLOSE

• CLEVELAND PARK • ONE BEDROOM TERRACED HOUSE • NO UPPER CHAIN • DOUBLE BEDROOM WITH BUILT-IN WARDROBES • ALLOCATED PARKING • GOOD ROAD LINKS • EASY ACCESS TO TOWN CENTRE AND STATION • GOOD ORDER THROUGHOUT





LOCATION

Cleveland Park is a development to the eastern outskirts of Aylesbury's town centre. Close to fields which offers great opportunity for dog walking and country walks. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away.

ACCOMMODATION

The property is entered directly into the living room, a comfortable and welcoming space with stairs rising to the first floor. The kitchen is fitted with an inset gas hob, oven and extractor fan, with space for a fridge and washing machine. A useful storage cupboard provides additional practicality.

On the first floor, there is loft access from the landing. The double bedroom features built-in wardrobes, offering ample storage, and is served by a bathroom.

Externally, the property benefits from allocated parking.

Conveniently located for commuters and local amenities, this home combines a practical layout with a desirable location and early viewing is recommended.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

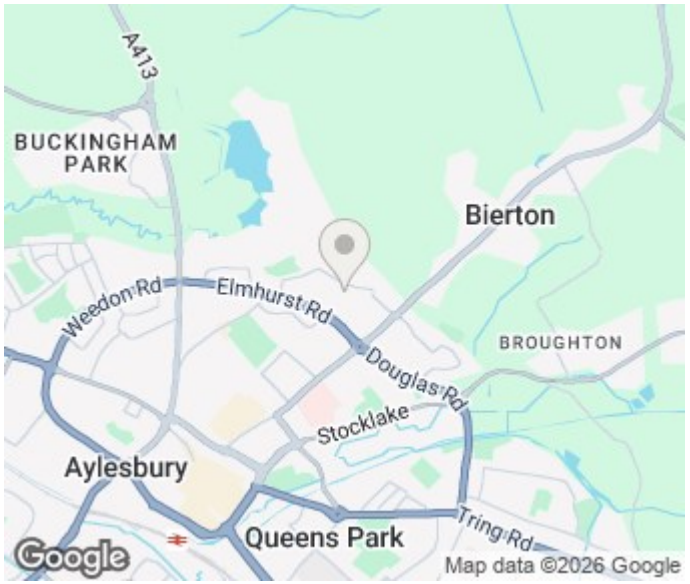
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

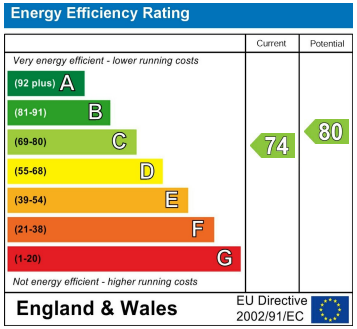
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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