





RUSSELL AVENUE, SOUTHCOURT, AYLESBURY

PRICE £350,000

FREEHOLD

An extended three bedroom semi-detached house situated in a well-established residential location, offered for sale with no upper chain. The property comprises a living room, dining room, kitchen, utility room and downstairs WC, with three bedrooms and a family bathroom to the first floor. Externally, there is a garden and driveway providing off-road parking.

GEORGE DAVID

RUSSELL AVENUE

• NO UPPER CHAIN • EXTENDED THREE BEDROOM HOUSE • WELL ESTABLISHED LOCATION • ENCLOSED REAR GARDEN • DRIVEWAY PARKING • UTILITY AND DOWNSTAIRS WC • SPACIOUS DINING ROOM • CLOSE TO PARKS 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.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor and doors leading into the principal ground-floor accommodation. The living room features an electric fireplace, while the spacious dining room benefits from doors opening directly onto the garden. A door from the dining room leads through to a useful utility area, with access to the downstairs WC and a further door leading to the side of the property. The kitchen is fitted with a range of units and work surfaces, incorporating an inset gas hob, integrated oven and grill, together with space for a washing machine and fridge.

To the first floor, the landing provides access to three bedrooms, the family bathroom and loft access. The three bedrooms offer flexible accommodation suitable for family living, guests or home working. The bathroom is fitted with a WC, sink unit, bathtub with shower over and heated towel rail.

Outside, the property benefits from an enclosed rear garden comprising a patio and lawn, with flower bed borders. There is also a garden shed and gated access to the front. To the front of the property is a driveway providing off-road parking.

NOTE

This is a non standard construction property. Seek advice from estate agent or mortgage advisor.

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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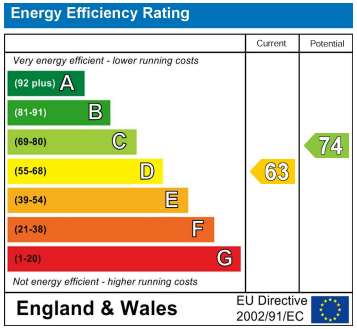












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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