



## WHITLEY COURT, DEERHURST, AYLESBURY

**PRICE £241,950**

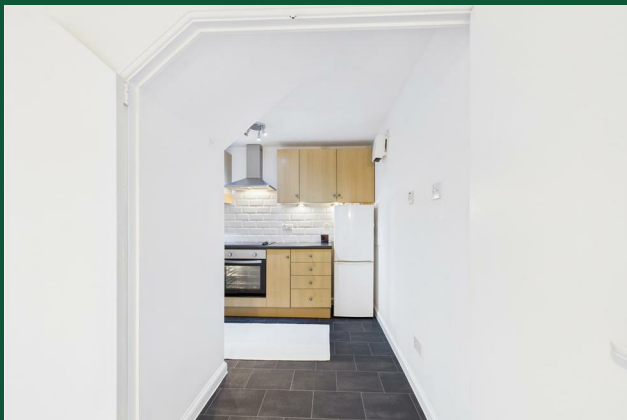
**FREEHOLD**

Offered with no upper chain, this recently refurbished and very well presented one bedroom end of terrace home is presented in great order throughout. Accommodation includes a living room, kitchen, bedroom and bathroom. Outside, there is a front and side garden and allocated parking. The property also offers potential to extend, making it an ideal opportunity for first-time buyers or investors.



# WHITLEY COURT

- NO UPPER CHAIN • ONE BEDROOM END OF TERRACE HOUSE • SOUTHSIDE OF AYLESBURY • GARDEN TO FRONT AND SIDE • ONE ALLOCATED PARKING SPACE WITH VISITOR PARKING • CONTEMPORARY BATHROOM SUITE • GREAT ORDER THROUGHOUT • POTENTIAL TO EXTEND STPP



## LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

## ACCOMMODATION

The property opens into an entrance hall with stairs to the first floor and a convenient walk in storage cupboard. The bright living room leads seamlessly to the refitted kitchen with small dining area, which is fitted with an inset electric hob, oven and cooker hood, space for a fridge and washing machine, and an additional storage cupboard.

To the first floor, the landing provides access to the loft and an airing cupboard. The large bedroom has a built in wardrobe and is complemented by a beautifully refitted contemporary bathroom suite, offering a modern finish throughout.

Externally, the property benefits from gardens to the front and side with garden storage cupboard. There is potential to add a conservatory or additional parking (subject to planning permission). The home also includes one allocated parking space with additional guest parking spaces available.

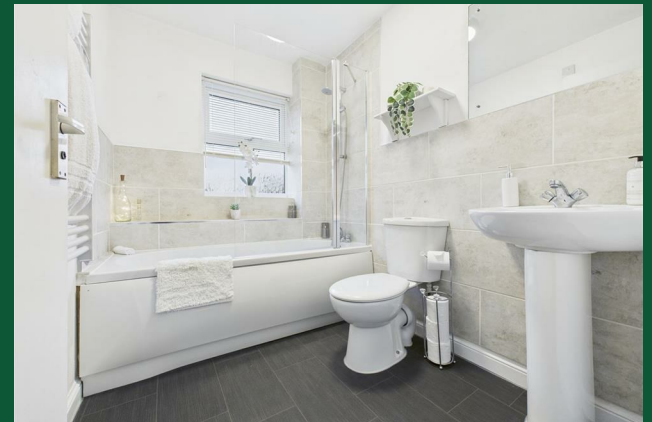
This property presents an excellent opportunity for first-time buyers or investors looking for a ready-to-move-in home with scope to add value.

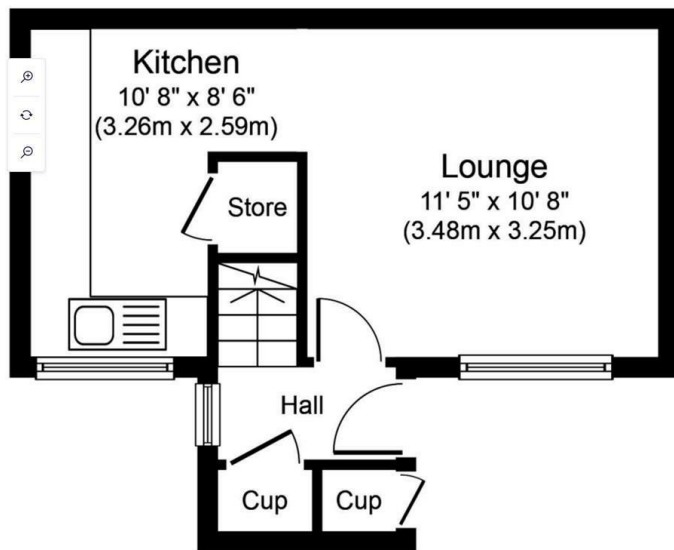
## NOTE

- Upgraded electrics and electric heating
- Refitted UPVC double glazed windows & new front door

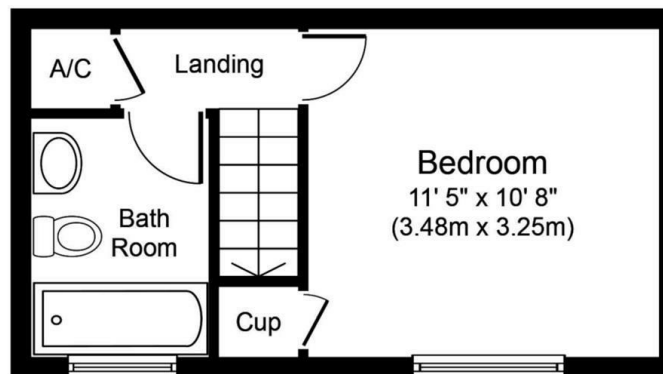


## WHITLEY COURT





**Ground Floor**  
**Approximate Floor Area**  
**411 sq. ft.**  
**(38.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**217 sq. ft.**  
**(20.1 sq. m.)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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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