





CEELY ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £285,000

FREEHOLD

Situated in a popular southside location, this two bedroom terraced house offers an excellent opportunity for first-time buyers, downsizers, or investors. Conveniently located with easy access to the town centre and close to local schools. The accommodation comprises a living room, kitchen, conservatory, two bedrooms and a bathroom. Externally, the property benefits from an enclosed rear garden and a private driveway.

GEORGE DAVID

CEELY ROAD

• POPULAR SOUTHSIDE LOCATION • EASY ACCESS TO THE TOWN CENTRE • TWO BEDROOM TERRACED HOUSE • BLOCK PAVED DRIVEWAY • CONSERVATORY • CLOSE TO LOCAL SCHOOLS AND AMENITIES • FANTASTIC-SIZED REAR GARDEN





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 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 accommodation begins with an entry which leads through to the living room. From here, there is access to the staircase leading to the first floor, together with a door opening into the kitchen.

The kitchen is fitted with a range of units and provides space for a cooker, washing machine, and under-counter fridge and freezer. An understairs storage cupboard offers useful additional storage. To the rear, the conservatory provides an ideal extra reception space, perfect for dining or relaxing while enjoying views over the garden, with a door leading directly outside.

On the first floor, the landing provides access to the loft and serves two bedrooms together with the family bathroom. The bathroom is fitted with a white suite comprising a bath with shower attachment, hand basin, WC and a heated towel rail.

Externally, the property enjoys a fantastic-sized rear garden, offering excellent outdoor space for families and entertaining. A paved patio provides the perfect spot for outdoor seating, leading onto an extensive lawn bordered by a variety of established plants and shrubs. A garden shed provides useful external storage.

To the front of the property, a block-paved driveway provides convenient off-street parking.

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.

CEELY ROAD

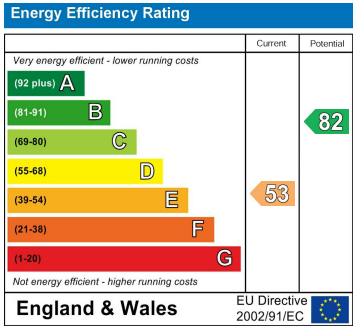












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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