

28 Weston Road, Aston Clinton, Aylesbury, Buckinghamshire HP22 5EG

*GUIDE PRICE **£270,000+** (plus fees)



A refurbished three bedroom cottage which offers generous accommodation and a large landscaped garden, well located within a popular village equidistant to Aylesbury, Tring and Wendover.

This newly refurbished period cottage benefits from a sitting room with a fireplace which arches through to a separate dining area with a beamed ceiling. The large kitchen is well fitted with a stylish range of units and appliances. Also on the ground floor is a bathroom and a rear porch that leads out to a long garden which has been divided into distinct sections. On the first floor are three bedrooms, a landing and hallway and the master bedroom benefits from an en-suite shower room.

Ground Floor Accommodation:

Sitting room, dining room, kitchen, rear porch and bathroom.

First Floor Accommodation:

Landing, hallway, master bedroom with en-suite shower room and two further bedrooms.

Outside:

At the front are period railings and a small graveled garden with a pathway to the front door. The rear garden benefits from fenced boundaries and behind the house is a paved seating area then there is a lawn and beyond is a vegetable garden and a timber garden shed.

Open House Viewings:

Tue 25 Sep: 14:15 – 14:45

Sat 29 Sep: 13:15 – 13:45

Thu 4 Oct: 14:15 – 14:45

Tenure: Freehold

Local Authority: Aylesbury Vale District Council – 01296 585858

Solicitors: Browns Solicitors, Brooke House, Market Square, Aylesbury HP20 1SN. Tel: 01296 338633 Ref: David Hodges – aylesbury@brownsolicitors.co.uk

Energy Performance Rating (EPC): Current Rating E

Additional Fees

Buyer's Premium: There is no Buyer's Premium payable on this lot.

Administration Charge: Purchasers will be required to pay an administration fee of £900 incl. VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.