



**55 Cockton Road, Aylesbury, HP19 8FA**

A larger than average two double bedroom house in a cul-de-sac location.

Guide Price of **£265,000**

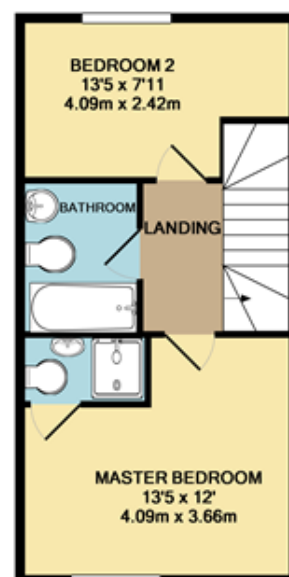
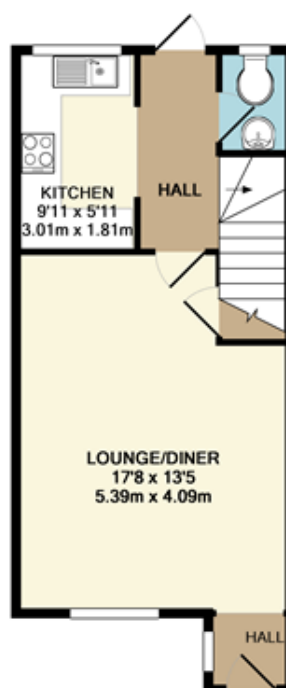
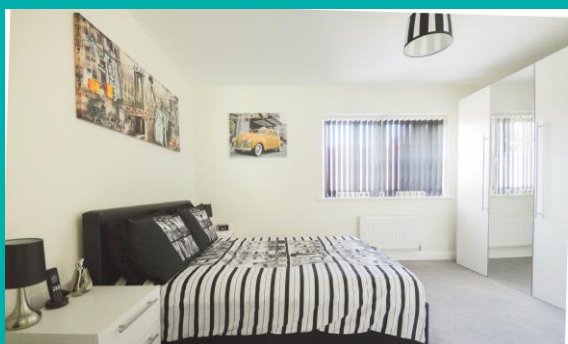
# 55 Cockton Road, Aylesbury, HP19 8FA

A two double bedroom house close to the town centre with en-suite to master bedroom.



## Overview

- Entrance hall
- Good size lounge/diner
- Modern fitted kitchen
- Downstairs cloakroom
- Two double bedrooms
- En-suite to master
- Family bathroom
- Rear garden
- Off road parking and separate car port
- 8 years NHBC warranty remaining
- Chain free



1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M822