



NEW* *IMMACULATE CONDITION THROUGHOUT This stunning two bedroom detached house is situated just a 5 minute drive from the town centre and Aylesbury Vale Parkway train station, with regular direct trains to London Marylebone. The property is set in a quiet location and within the catchment area of local schools.

Accommodation consists of entrance hall, large open plan lounge/diner, fitted kitchen, two double bedrooms and refitted bathroom.

The property also benefits from a driveway with parking for 2 vehicles, good size rear garden, UPVC double glazing and gas central heating.

One week holding deposit required to secure - £334.61

£1,450 Per Calendar Month

8 Angus Road, Aylesbury, HP19 9GP

Lounge / dining room

13'7 x 17'10

Kitchen

6'9 x 8

Bedroom 1

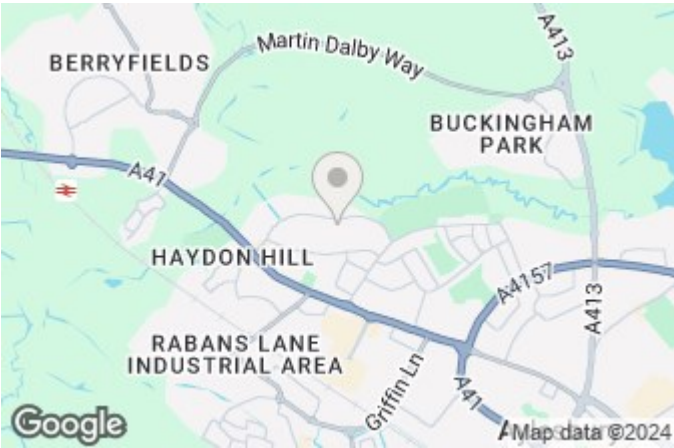
13'8 x 8'11

Bedroom 2

13'6 x 8'6

Bathroom

7'5 x 6'6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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