





OLD FORGE GARDENS, BIERTON, AYLESBURY

OFFERS IN THE REGION OF
£340,000
FREEHOLD

A two bedroom detached bungalow situated in the village of Bierton, offered to the market with no upper chain. The property requires updating and refurbishment, presenting an excellent opportunity for buyers to modernize and add value. Accommodation comprises a living room, kitchen, two double bedrooms and a bathroom. Externally, the property benefits from front and rear gardens, an outhouse, and a garage with driveway.

GEORGE DAVID

OLD FORGE GARDENS

• BIERTON VILLAGE • TWO BEDROOM DETACHED BUNGALOW • NO UPPER CHAIN • IN NEED OF UPDATING AND REFURBISHMENT • GARAGE AND DRIVEWAY • FRONT AND REAR GARDENS • TWO DOUBLE BEDROOMS • GOOD ROAD LINKS • OUTHOUSE FOR ADDITIONAL STORAGE





LOCATION

Bierton Village is situated on the north eastern outskirts of Aylesbury with good road links to Milton Keynes and the A41 towards London/M25. The property is within short walking distance of Bierton Church of England Combined School for Infant and Junior. For secondary education the property falls into the Aylesbury Grammar school catchment area. As well as good schooling the village benefits from several amenities including a church, village hall, tennis courts, dynamic golf driving range and The Barn restaurant. Nearby Aylesbury town centre has further amenities and mainline railway service to London Marylebone in approx 55mins.

ACCOMMODATION

The accommodation begins with a welcoming entrance hall. The living room offers a comfortable space, while the kitchen provides scope for improvement. There are two double bedrooms and a bathroom completing the internal layout.

Externally, the property benefits from a front garden laid mainly to lawn with a pathway leading to the front door. To the rear, there is an enclosed garden featuring a patio area, with the remainder laid to grass and leading to an outhouse, offering useful storage space. The property also includes a garage and a driveway providing off-road parking for one vehicle.

This bungalow offers fantastic potential in a village location and is ideal for those looking to undertake a refurbishment project.

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.

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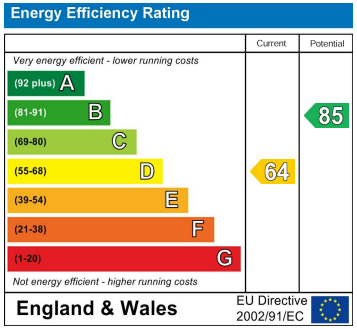












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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