



SHIPTON LEE ROAD, EDGCOTT, HP18
£2,300 per month*

Carter Jonas

SHIPTON LEE ROAD, EDGCOTT, HP18

Edgcott, Aylesbury, HP18

Approximate Area = 1745 sq ft / 162.1 sq m (excludes carport)
 Limited Use Area(s) = 2 sq ft / 0.2 sq m
 Outbuilding = 332 sq ft / 30.8 sq m
 Total = 2079 sq ft / 193.1 sq m
 For identification only - Not to scale

A five bedroom semi-detached property in a rural location.

Accommodation comprising - Ground Floor: Entrance hall, two reception rooms, cloakroom, kitchen/breakfast room (cooker and microwave included), utility and conservatory. First Floor: Five bedrooms, one en suite shower room and separate family bathroom.

Externally the property benefits from a south facing garden with a timber constructed office building. To the front of the property is a gravelled drive with ample parking along with a car port for two cars.

No access to Loft. No white goods. Mains electricity and water. Oil Heating. Septic Tank. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from early January 2025 for an initial 12 month term.

- Council Tax = D
- Deposit Required = £2,653.00
- Minimum term 12 months
- 5 Bedrooms
- 2 Receptions
- Kitchen/Breakfast Room
- Utility
- Downstairs Cloakroom
- Conservatory
- En suite Shower
- 1 Bathroom
- Garden
- Outbuildings
- Car Port
- Off street parking
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Carter Jonas. REF: 767641



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Classification L2 - Business Data

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