



SHIPTON LEE ROAD, EDGCOTT, HP18
£2,000 per month*

Carter Jonas

SHIPTON LEE ROAD, EDGCOTT, AYLESBURY, BUCKS, HP18 0QW

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

- 5 Bedrooms
- 2 Receptions
- Kitchen/Breakfast Room
- Utility
- Downstairs Cloakroom
- Conservatory
- En suite Shower Room
- 1 Bathroom
- Garden
- Outbuildings
- Car Port
- Off street parking

THE PROPERTY

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 late March 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band D (please see Buckinghamshire Council Website for current cost)

At a rent of £2,000 per calendar month

Holding deposit of 1 week's rent £461

Security deposit of 5 weeks rent £2,307



ADDITIONAL INFORMATION

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| Offers | Available for an initial term of 12 months |
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| Viewing | Strictly by appointment |
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| Local Authority | - Council Tax Band D |
|-----------------|----------------------|



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



Denotes restricted
head height



Certified
Property
Measurer

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

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Classification L2 - Business Data



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