



Cleveland Road, Aylesbury  
£365,000

 **TIM RUSS**  
& Company



- Spacious accommodation throughout with versatile living arrangements
- Excellent transport links including Aylesbury train station and A41 access
- Private rear garden providing outdoor space for relaxation and entertaining
- Ideal opportunity for first-time buyers, downsizers, or investors alike
- Potential for further improvement subject to the necessary permissions
- Fitted kitchen with scope for personalisation or modernisation
- Bright and welcoming reception space ideal for modern family living
- Convenient location close to Aylesbury town centre and local amenities
- Well-presented home situated on the popular Cleveland Road in Aylesbury
- Well-proportioned bedrooms offering comfortable and flexible use

Aylesbury is well-connected for commuters, with Aylesbury Railway Station providing direct services to London Marylebone, while the A41 and A418 offer easy road links to the surrounding towns and motorways. Regular bus routes also make getting around simple and convenient. Families are well catered for, with an impressive selection of well-regarded schools, including a number of grammar schools serving the area. Parks, green spaces and countryside walks are never far away, offering plenty of opportunity to enjoy the outdoors. With its great transport links, strong schooling, and a welcoming community feel, Aylesbury continues to be a highly sought-after location for buyers and commuters alike.



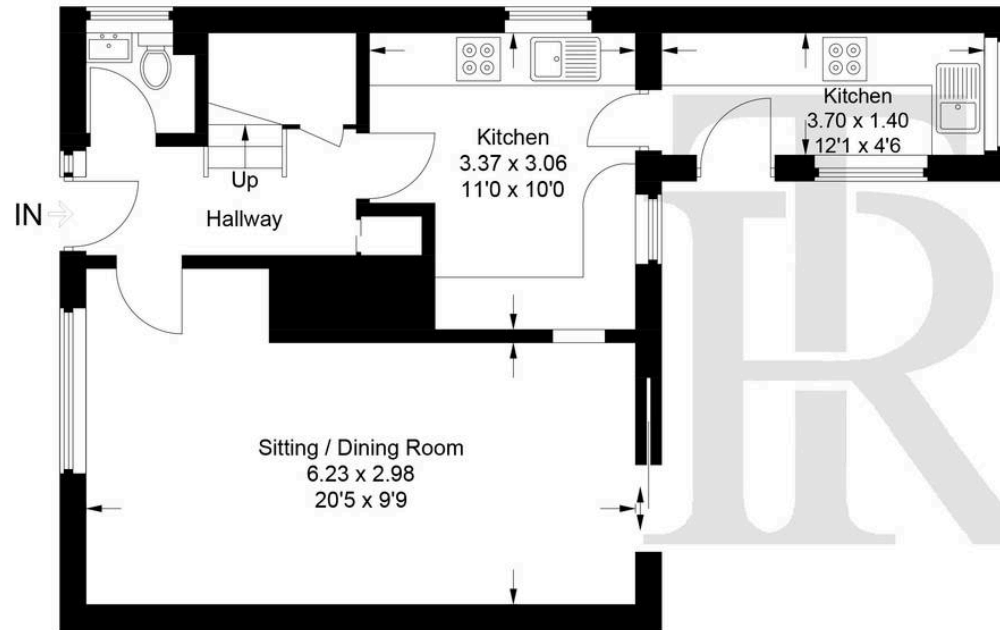
Well-presented three-bedroom end terrace on Cleveland Road, Aylesbury. Spacious, flexible living, utility, downstairs W/C, low maintenance garden. Close to town, schools, and transport links.

This well-presented three-bedroom end of terrace home is situated on the sought-after Cleveland Road in Aylesbury, offering spacious accommodation throughout and versatile living arrangements. The property features a bright and welcoming dual aspect living/dining room, ideal for modern family living, and a fitted kitchen with ample scope for personalisation or modernisation. Additional benefits include a practical utility room, a convenient downstairs W/C, and a porch providing a useful entrance space. The well-proportioned bedrooms offer comfortable and flexible use, making this home suitable for first-time buyers, downsizers, or investors alike. There is excellent potential for further improvement, subject to the necessary permissions.

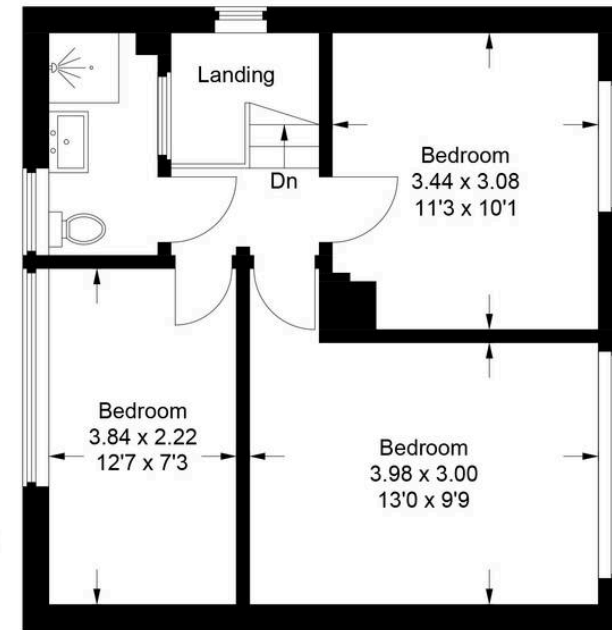
The property enjoys a convenient location close to Aylesbury town centre, local amenities, and reputable schools, as well as superb transport links including Aylesbury train station and A41 access. With its low maintenance rear garden, this property provides an ideal opportunity for those seeking a home that combines comfort, flexibility, and convenience in a popular residential area. Early viewing is highly recommended to appreciate the full potential and versatility this attractive home has to offer.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: D





**Ground Floor**



**First Floor**

## Cleveland Road, Aylesbury

Approximate Gross Internal Area = 81.01 sq m / 872.03 sq ft

Floor Plan produced for Tim Russ & Company

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.