



9 Hancock Close, Aylesbury - HP21 9AU
£280,000

TIM RUSS
& Company



9 Hancock Close

- Two bedroom terraced home situated in a popular residential location
- Bright and spacious living room with a welcoming feel
- Close to local schools, shops and everyday amenities
- Well-presented accommodation ideal for first-time buyers, downsizers or investors
- Carport providing sheltered off-road parking with an additional allocated parking space
- Convenient access to Aylesbury town centre and mainline railway station
- Excellent road links to the A41, A418 and surrounding villages

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

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.



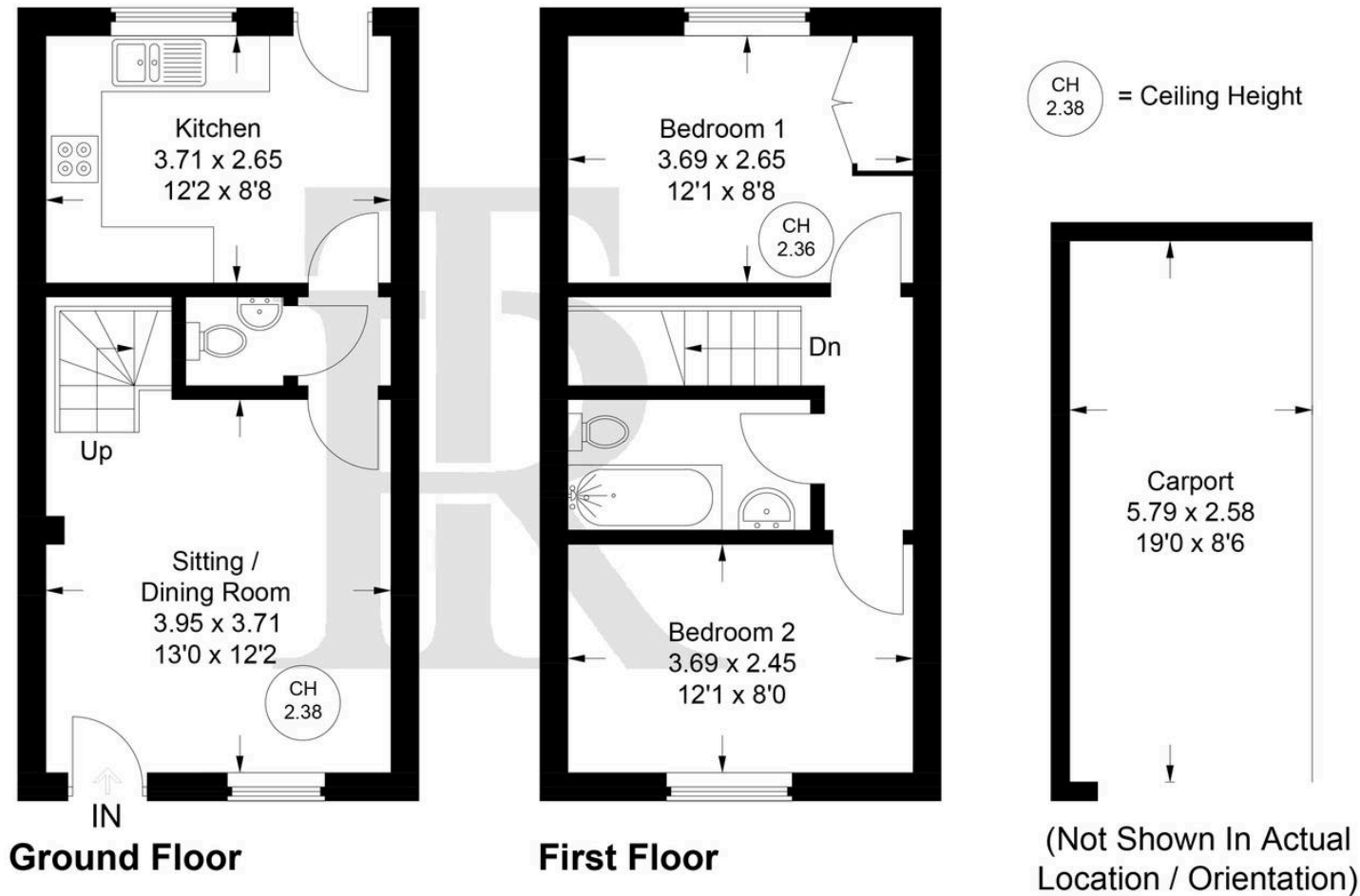
9 Hancock Close

Well-presented 2-bed terraced house with bright living room, modern kitchen, low-maintenance garden, carport, extra parking. Close to schools, shops, amenities, and transport links.

This well-presented two bedroom terraced house is located in a sought-after residential area, offering an ideal opportunity for first-time buyers, downsizers or investors. The property features a bright and spacious living room with a welcoming atmosphere, creating a perfect space for relaxation or entertaining guests. The kitchen is thoughtfully designed and benefits from ample storage, while both bedrooms are well-proportioned and provide comfortable accommodation. The home is conveniently situated close to local schools, shops and every-day amenities, making daily life straightforward and convenient. With easy access to Aylesbury town centre, the mainline railway station and excellent road links to the A41, A418 and surrounding villages, this property is perfectly positioned for commuters and families alike.

Outside, the property offers a low maintenance garden, ideal for those seeking a private outdoor space without the need for extensive upkeep. The garden provides a pleasant area for outdoor dining or leisure, with enough room for potted plants or seating. A carport delivers sheltered off-road parking, complemented by an additional allocated parking space for added convenience. The property's setting within a well-kept residential development ensures a peaceful environment, while still being within easy reach of all local amenities and transport connections.





Hancock Close, HP21 9

Approximate Gross Internal Area

Ground Floor = 29.5 sq m / 318 sq ft

First Floor = 29.2 sq m / 314 sq ft

Total = 58.7 sq m / 632 sq ft (Excluding Carport)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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

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