



**Goss Avenue
Waddesdon
Aylesbury
Buckinghamshire
HP18**

Offers in Excess of £528,000

bettermove

Goss Avenue

Aylesbury

Bettermove are proud to present this 3 bedroom semi-detached house in Waddesdon, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for several vehicles, via the driveway.

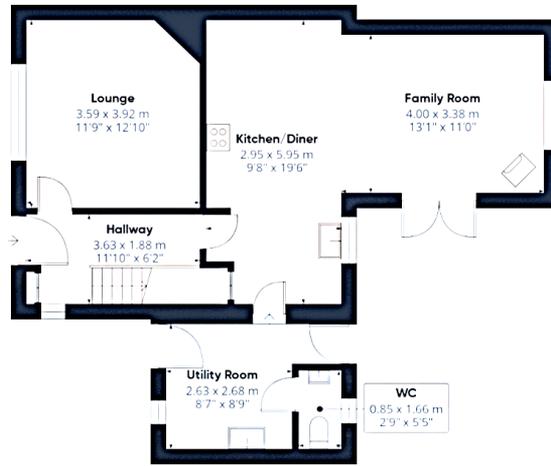
The council tax band is D.

The interior of this beautifully presented property comprises a living room, family room, with wood burner, fitted kitchen/diner, with attached utility room and WC on the ground floor. Upstairs, the first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. Outside, the property boasts an outbuilding, ideal for additional storage, and a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

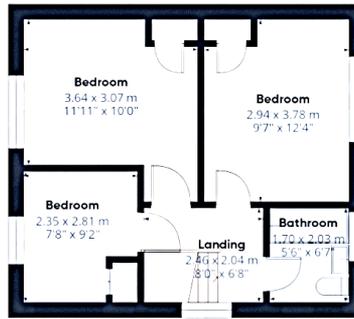
Located in the sought after village of Waddesdon, Aylesbury, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Aylesbury Vale Parkway Train Station, a variety of local bus routes, and quick access to the A41, leading to the M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk