

2 Bedroom TERRACED

Fairford Leys

6 Kingsgate, Aylesbury,
Buckinghamshire, HP19 8GG



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THIS HOME FEATURES

TWO-BEDROOM TERRACED
PROPERTY
SOUGHT-AFTER FAIRFORD LEYS
DEVELOPMENT
ENTRANCE HALL AND LIVING ROOM
FITTED KITCHEN WITH DINING
SPACE
TWO DOUBLE BEDROOMS
FAMILY BATHROOM
ENCLOSED REAR GARDEN
GARAGE AND REAR PARKING
ADDITIONAL FRONT PARKING (FIRST
COME, FIRST SERVED)
0.3 MILES TO VILLAGE CENTRE

LOCATION

Fairford Leys is a highly sought-after development in Aylesbury, offering unmatched convenience with a wealth of local amenities just a short stroll away. The development features Hampden Square, home to shops, supermarkets, restaurants, and essential services, including a Post Office, pharmacy, and dental practices. Families will appreciate the close proximity to local schools and nurseries, while the Fairford Leys Community Centre

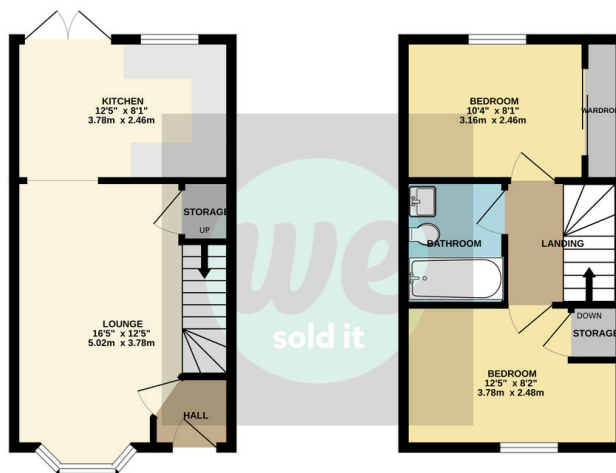
provides a variety of social and fitness activities. With easy access to green spaces, leisure facilities like Nuffield Health & Fitness, and a strong community spirit, Fairford Leys is an ideal location for those seeking both convenience and quality of life.

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We Sold It are pleased to present this charming two-bedroom terraced property situated on the sought-after Fairford Leys development in Aylesbury. Offering a practical and well-proportioned layout, the property features an entrance hall, spacious living room, and a fitted kitchen with dining space. Upstairs, you'll find two double bedrooms and a family bathroom. The rear garden is fully enclosed, with a garage and parking to the rear, plus additional front parking available on a first-come, first-served basis. Just 0.3 miles from the village centre and with Aylesbury mainline train station a little over a mile away, this home offers convenience and comfort in a prime location.





TOTAL FLOOR AREA: 584 sq. ft. (54.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.