



**Connells**

Limbrej Drive  
Olney



## Property Description

Connells are delighted to welcome to the market this two bedroom home situated in the highly sought after market town of Olney. The property was built by Taylor Wimpey only one year ago and still includes internal and external warranties. The property comprises briefly of; entrance hall, cloakroom, kitchen (open to hall) with all integrated appliances, good sized lounge dining with storage and double french door to garden. To the first floor are two double bedrooms with an ensuite shower room to the master and separate family bathroom. Externally there is allocated parking for two cars and a rear garden with shed and gated access to the rear.

Olney has a real 'cafe culture,' with amazing places to eat and drink. The town is alive with activity through the day, and it really is spoilt for choice for decent coffee, traditional tea shop and independent shops.

As the home of the pancake race and Amazing Grace, Olney also have both 'proper' traditional pubs and stylish restaurants. Emberton Country Park is a stones throw away and enjoy the wildlife, lakeside walks, play areas and camping.

## Entrance Hall

Stairs to first floor. Radiator. Door to cloakroom and to lounge. Open to kitchen

## Cloakroom

5' 1" x 2' 9" ( 1.55m x 0.84m )

W/C. Radiator. Vinyl flooring. Double glazed frosted window. Wash hand basin.

## Kitchen

10' x 6' 1" ( 3.05m x 1.85m )

Open plan to hall. Eye and floor level cupboards. Stainless steel sink drainer. Under counter Plinth heater. Double Glazed window to front aspect. Integrated: Washing machine. Dishwasher. Electric oven and Gas hob with extraction hood. Fridge freezer. Vinyl flooring..

## Lounge

15' 4" x 13' 1" ( 4.67m x 3.99m )

Single under stair storage cupboard. Double french door leading to rear garden. Radiator

## First Floor Landing

Radiator. Loft Access, only insulation. doors to both bedrooms and family bathroom

## Bedroom One

10' 2" x 9' 8" ( 3.10m x 2.95m )

Access to ensuite. Double glazed window to the rear aspect. Radiator.

## Ensuite

Vinyl flooring. Radiator. W/C. WHB with tile splashback. Shower cubicle with full height tile backing.

## Bedroom Two

13' 1" MAX x 8' 3" MAX ( 3.99m MAX x 2.51m MAX )

Double Glazed window to front aspect.  
Radiator. Storage cupboard.

## Bathroom

Panel bath, wash hand basin with tile splash back. W/C. Vinyl flooring. Extractor fan.  
Heated towel rail

## Parking

Two parking spaces.

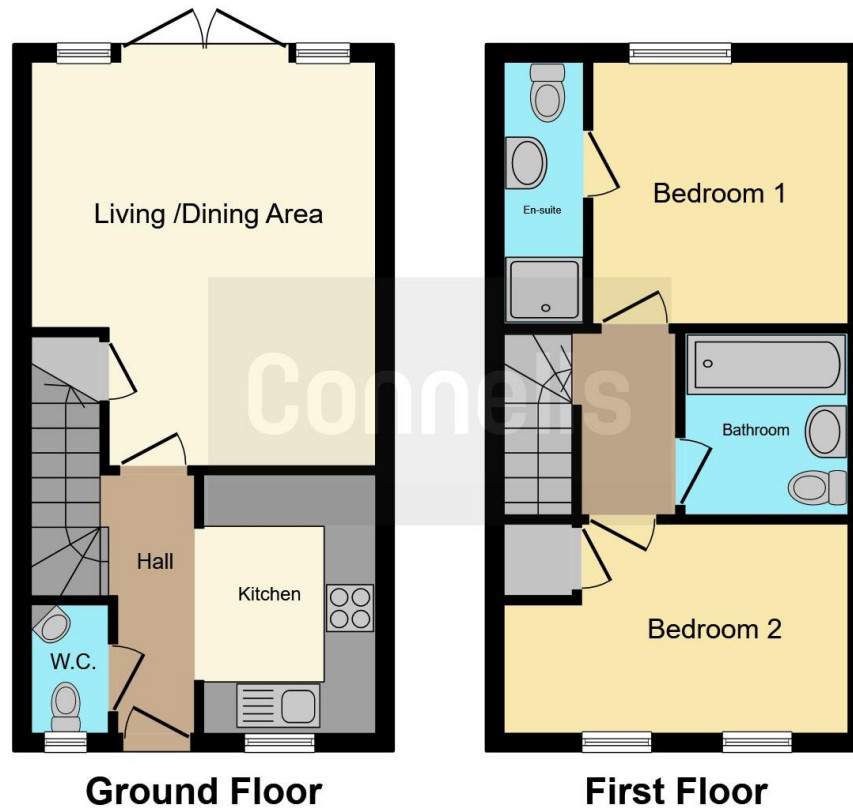
## Rear Garden

Patio area, mainly laid to lawn. Garden shed.  
Pathway leading to rear access gate and parking area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/NPA305556](http://connells.co.uk/Property/NPA305556)**



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