







### Property Description

Nestled in the sought-after Lace Hill development, this delightful two-bedroom terrace home is perfectly positioned just a short walk from local shops and schools, ideal for families or professionals.

The property welcomes you with a bright entrance hall leading to a convenient WC and a modern kitchen featuring sleek units along two walls, offering ample storage and workspace. The heart of the home is the spacious lounge/diner, bathed in natural light, with stylish double doors opening to the rear garden, perfect for entertaining or relaxing.

Upstairs, you'll find two generously sized double bedrooms, each offering plenty of space and versatility. The modern four-piece bathroom provides a touch of luxury with its contemporary design.

Outside, the property benefits from two allocated parking spaces to the front, ensuring convenience. The attractive rear garden, mostly laid to lawn with a charming patio area, offers a private outdoor retreat.

This well-presented home combines modern living with a prime location, making it a must-see for those seeking comfort and convenience on the vibrant Lace Hill development.

### Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.



### Entrance Hall

### Cloakroom

### Lounge/Diner

15' 6" x 12' 5" ( 4.72m x 3.78m )

### Kitchen

10' 11" x 5' 4" ( 3.33m x 1.63m )

### Bedroom 1

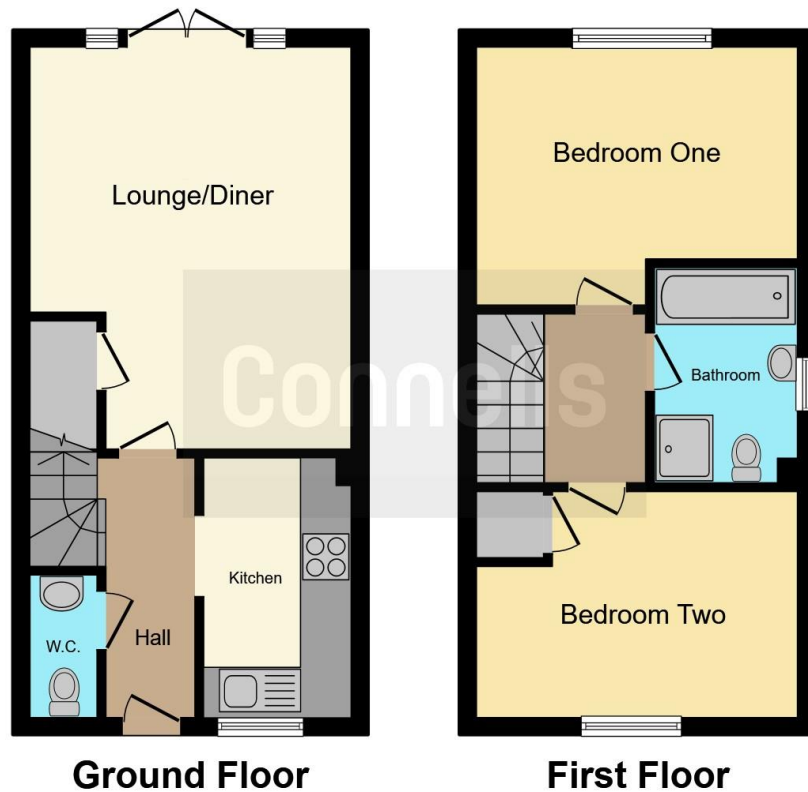
10' 7" x 12' 5" ( 3.23m x 3.78m )

### Bedroom 2

8' 8" x 12' 4" ( 2.64m x 3.76m )

### Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01280 822 727**  
**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
 BUCKINGHAM MK18 1HL

EPC Rating: C    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BUK307464](http://connells.co.uk/Property/BUK307464)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUK307464 - 0003