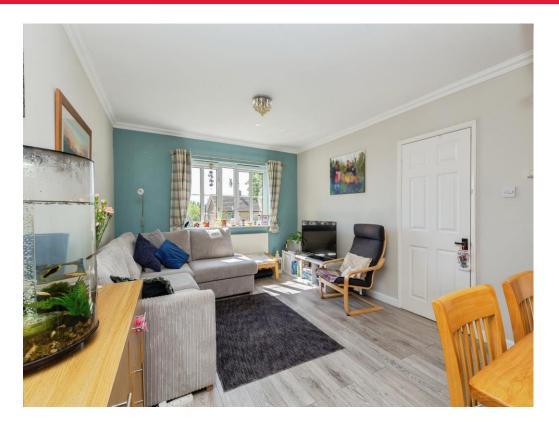


Connells

Mill Corner Aylesbury

# Mill Corner Aylesbury HP18 0YH







## **Property Description**

Tucked away in a peaceful village setting, this lovely two-bedroom semi-detached home offers a fantastic opportunity for anyone looking to enjoy a quieter lifestyle without compromising on comfort.

Step inside and you're greeted by a bright entrance hall with smart laminate flooring that provides access to the downstairs cloakroom and the spacious lounge diner, that provides countryside views to the front of the property.

The kitchen is well laid out, complete with a fitted oven featuring a slide-and-hide door, hob, and extractor fan, also giving access to the private rear garden.

Upstairs are two good-sized double bedrooms, both carpeted for added warmth, along with a well-finished family bathroom.

Outside, the home benefits from two allocated parking spaces and sits in a friendly, tucked-away spot in the village. It's an ideal choice for first-time buyers, downsizers, or anyone wanting a well-kept home in a desirable location.

### **Entrance Hall**

Laminate Flooring, access to Cloakroom and Living Room

#### Cloakroom

Laminate Flooring, WC, Basin, Window to Side of Property

### **Living Diner**

Laminate Flooring, Window for Front of Property, access to Kitchen and Stairs

#### **Kitchen**

Wall and Base Units, Integral Oven (Slide & Hide door) Electric Hob and Extractor, Space for Fridge Freezer, Washing Machine, Window and Doors to Rear Garden

# Landing

Carpet, Access to Bedrooms and Family Bathroom.

### **Bedroom One**

Double Bedroom, Carpet, Window to Front of Property

### **Bedroom Two**

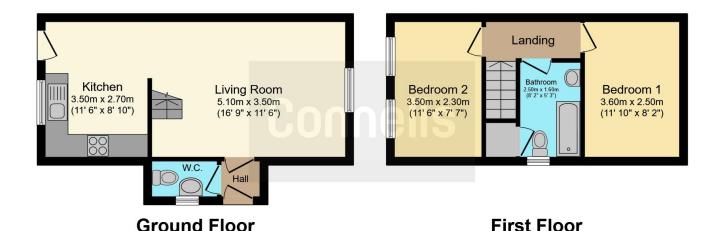
Double Bedroom, Carpet, Window to Rear of Property

# **Family Bathroom**

Tiled Floor, Bath with Over Head Shower, WC, Basin, Towel Rail, Over Stairs Storage, Window to Side of Property. Loft Access point











#### Total floor area 58.0 m<sup>2</sup> (624 sq.ft.) approx

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

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EPC Rating:

Council Tax Band: E

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Tenure: Freehold





<sup>1.</sup> 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.

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