



**Connells**  
connells.co.uk 01296 395 111  
**FOR SALE**



## Property Description

RECENTLY RENOVATED - OFFERED TO THE MARKET WITH NO UPPER CHAIN! Connells are delighted to welcome to the market this THREE DOUBLE BEDROOM terraced family home situated within close walking distance to Aylesbury.

The property comprises of:

Entrance hall with access to ground floor cloakroom, large bright and airy lounge / diner, recently modernised fitted kitchen, three larger than average bedrooms all with access to a modern fitted family bathroom and loft access.

To the front of the property is a well maintained front garden and to the rear of the property is a generous rear garden offering potential to extend (stpp) as well as communal parking to the rear.

This property is an ideal home for someone to move straight into!

## Kitchen

11' max x 10' 3" max ( 3.35m max x 3.12m max )

Door to rear, window to rear, laminated flooring, wall and base units, free standing washing machine, fridge/freezer, and a free standing electric oven with hob part tiling sink/drain

## Landing

Carpet and loft access

## Bedroom One

12' 9" max x 9' 9" max ( 3.89m max x 2.97m max )

Window to rear, carpet and radiator

## Bedroom Two

11' 3" max x 9' 10" max ( 3.43m max x 3.00m max )

Window to rear, carpet and radiator

## Bedroom Three

12' 4" max x 7' 9" max ( 3.76m max x 2.36m max )

Window to front, carpet and radiator

## Bathroom

Window to front, vinyl flooring, WC, wash hand basin, radiator, shower system fitted, fully tiled

## Entrance Hall

Door to front, radiator, under stair storage and laminated flooring

## Living Room

10' 1" x 20' 6" ( 3.07m x 6.25m )

Window to front, electric fire place, patio doors to rear, carpet and radiator



## Front Garden

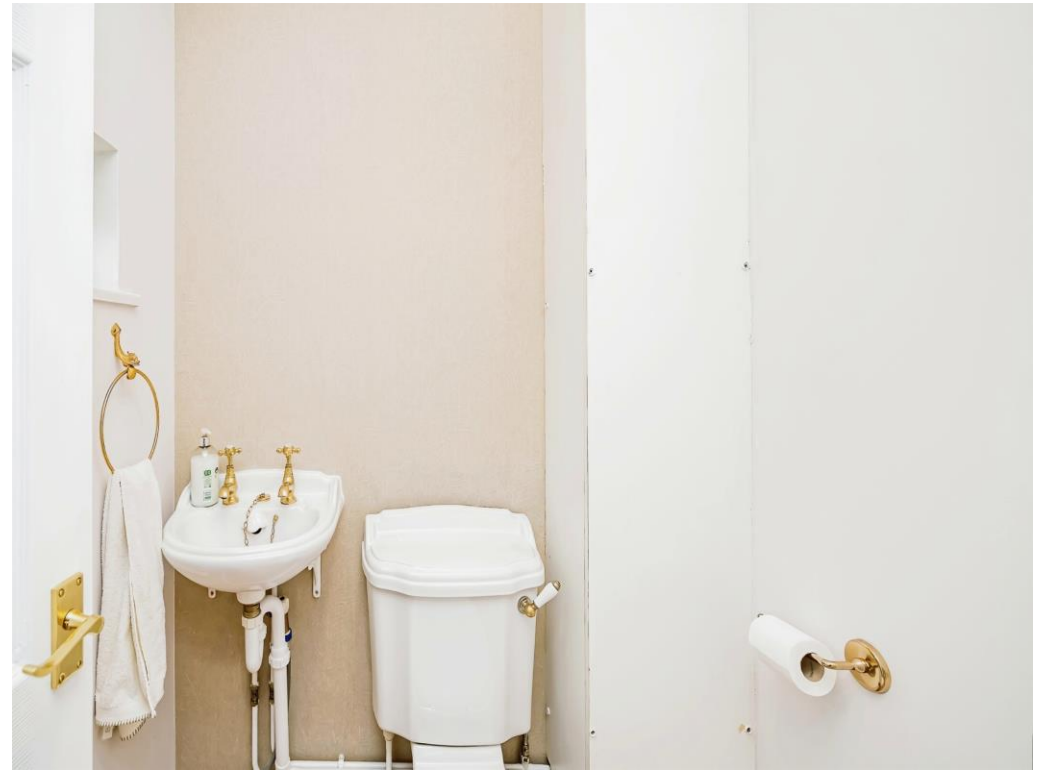
Laid lawn

## Rear Garden

Enclosed hedges, paved pathway leading to off street parking

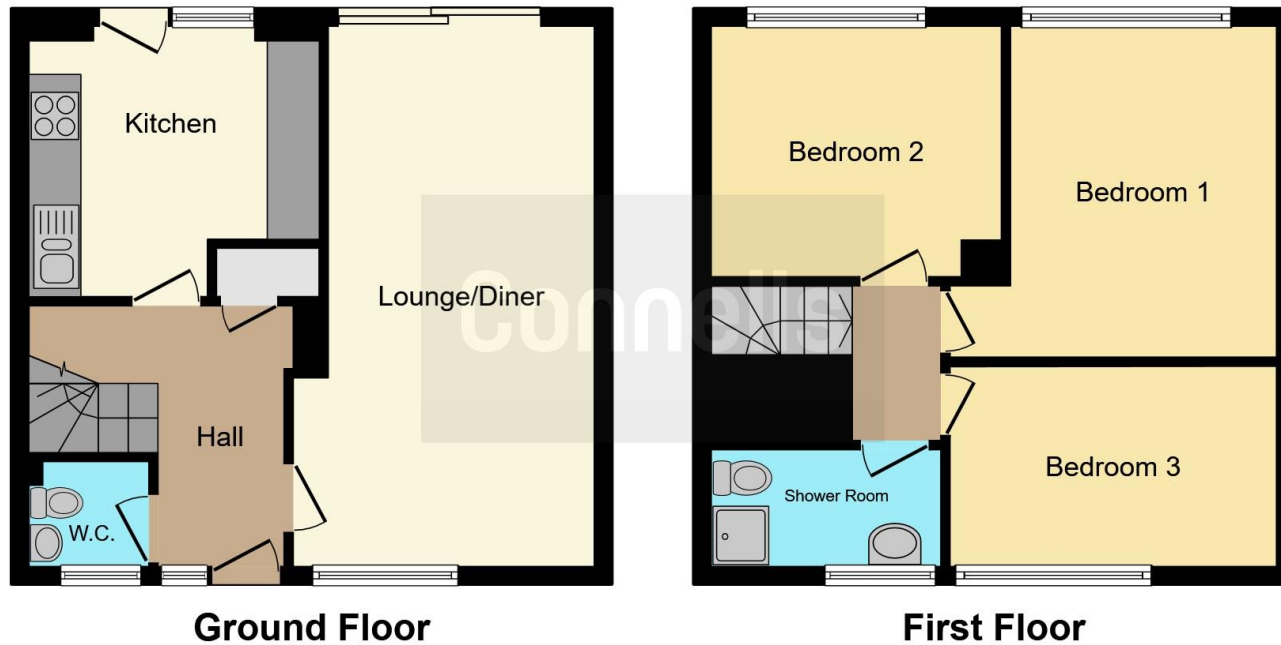
## Parking

Communal parking to rear









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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ALS310844](http://connells.co.uk/Property/ALS310844)**

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.

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