







## Property Description

**\*SHARED OWNERSHIP\*** Connells are pleased to welcome to the market this spacious three bedroom end of terraced family home featuring double glazing, gas heating system with radiators, entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, front and rear gardens. Internal viewing is highly recommended to fully appreciate.

This property is marketed at a 60% share and has the option to staircase for full ownership. The rent per month averages at £345.80 with peabody housing association.

## Entrance Hall

Door to front, laminate flooring

## Living Room

20' 7" max x 12' 1" max ( 6.27m max x 3.68m max )

Window to rear with bay window to front. Laminate flooring underfoot, radiator

## Kitchen

Irregular Shaped Room 11' 5" x 16' 3" ( 3.48m x 4.95m)

Door and window to rear, tiling underfoot. Wall and base units with electric hob and oven, sink/drain. Part tiling to splashback areas. Space for dishwasher. Opening to pantry room.

## Landing

Carpet, loft access and airing cupboard.

## Master Bedroom

11' 5" max x 11' 4" max ( 3.48m max x 3.45m max )

Window to rear, carpet, radiator

## Bedroom Two

13' 5" max x 9' max ( 4.09m max x 2.74m max )

Window to the rear, carpet, radiator

## Bedroom Three

11' 5" max x 6' 7" max ( 3.48m max x 2.01m max )

Window to the front, carpet, radiator

## Bathroom

Window to rear, part tiling, vinyl flooring, bath with mixer shower, wc, whb and radiator

## Rear Garden

Block paved pathway to rear garden, lawn, raised decking and enclosed fencing

## Front Garden

Lawn to left with paved pathway

## Parking

Off street parking





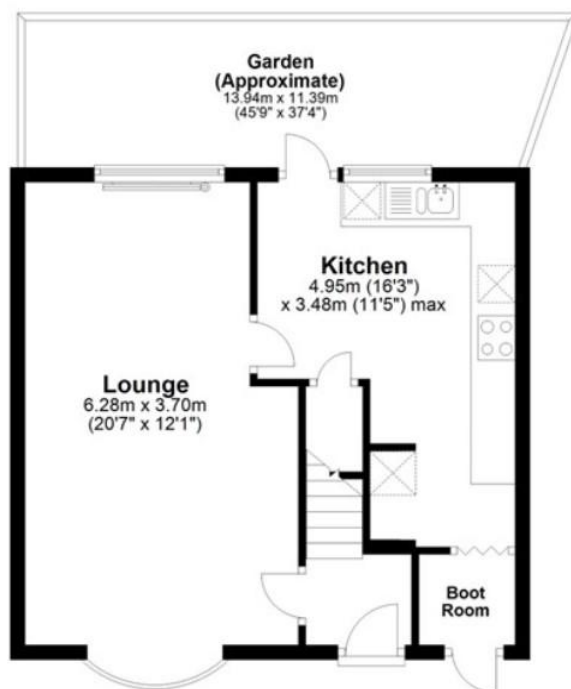






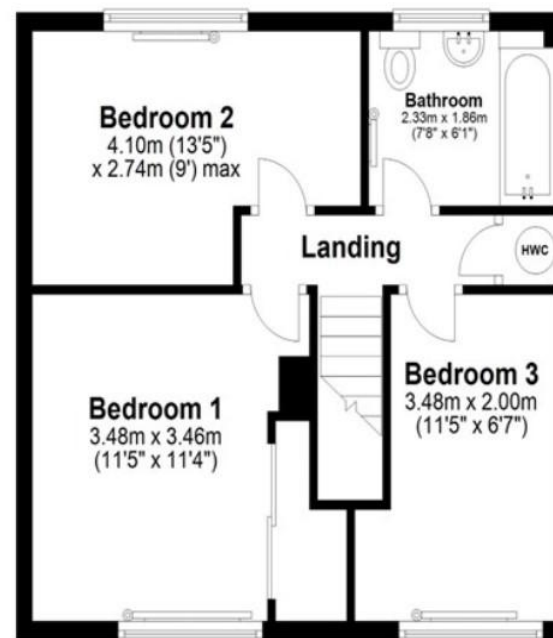
### Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: G Council Tax  
Band: C

Service Charge: 725.04 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311904](https://www.connells.co.uk/Property/ALS311904)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: ALS311904 - 0012