







### Property Description

Connells are delighted to bring to the market this much loved, two-bedroom terraced home. Full of character and period features, this starter or small family home offers the perfect blend of modern comforts and classic charm.

Upon entry, you'll be greeted by a cozy, well-lit living room with a feature fireplace, ideal for relaxing or entertaining. The adjoining dining area leads into a well-appointed kitchen with sleek cabinetry, ample storage, and dishwasher, making it both homely and functional.

Moving upstairs a second bedroom and WC precede a functional landing space, while a generous double bedroom and a loft conversion offer peaceful retreats with ample storage and natural light.

Alongside a utility room, the contemporary family bathroom is fitted with a mirrored wall and suite, including bathtub, overhead shower, and shelving.

To the rear, the private backyard is a quiet space, ideal for gardening and barbecues. A service entrance and shed allow for outdoor storage and access.

The property's prime location is a stone's throw from Aylesbury's shops, restaurants, and theatre as well as convenient transport links to London.

Ideal for first-time buyers or investors, this house combines character, convenience, and comfort, making it a truly special property in a highly desirable area.

### Living Room

13' 84 x 10' 01 (3.96m 84 x 3.05m 01)  
Window to front door to front, carpet, radiator

### Dining Room

13' 72 x 10' 04 (3.96m 72 x 3.05m 04)  
Window to rear, under stairs storage, carpet, radiator.

### Kitchen

9' 59 x 9' 35 (2.74m 59 x 2.74m 35)  
Window to side, tiling underfoot, wall and base units, space for dish washer, fridge/freezer, electric oven gas hob, sink/drainer radiator.

### Utility Room

3' 29 x 5' 84 (0.91m 29 x 1.52m 84)  
Tiling underfoot, space for washing machine and tumble drier.

### Bathroom (ground floor)

8' 2" max x 7' 9" max (2.49m max x 2.36m max)  
Window to side, WC, wash hand basin, towel radiator, bath/mixer plus double shower, vinyl underfoot

### Landing

10' 8" max x 6' 9" max (3.25m max x 2.06m max)  
This is a good useable space and other properties currently have it as a small bedroom. It also has additional significant under stair storage as is below the loft conversion.

### Bedroom One

13' 78 x 10' 03 (3.96m 78 x 3.05m 03)

Window to front, carpet, radiator feature fireplace.

### **Cloakroom (first Floor)**

7' 9" max x 2' 6" max (2.36m max x 0.76m max)

Window to rear, boiler, WC, Karndean flooring underfoot, wash hand basin, radiator.

### **Bedroom Two**

6' 18 x 9' 62 (1.83m 18 x 2.74m 62)

(Reduced head height)

Window to rear, radiator

### **Loft Room**

13' 59 x 9' 83 (3.96m 59 x 2.74m 83)

Velux to rear, wood effect flooring, storage in eaves

### **Front Garden**

Front patio

### **Rear Garden**

Access from the kitchen, shed, rear access, enclosed fencing, rear patio







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)

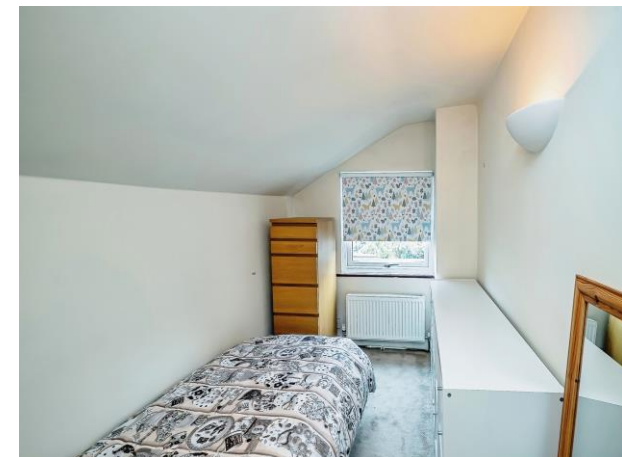
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**EPC Rating: D**

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Tenure: Freehold



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