



**Connells**

Gatehouse Road  
Aylesbury





### Property Description

Located within walking distance to town centre. Investment opportunity with large spot. Large front and rear garden. Offering generous family room with patio doors to garden and size access via out house. Refitted kitchen with storage cupboards. Recently updated modern bathroom and two bedrooms to first floor.

### Entrance Hall

Door to front. Laminate flooring.

### Lounge

19' 4" max x 10' 2" max ( 5.89m max x 3.10m max )

Window to front and patio doors to rear. Radiator. Laminate flooring.

### Kitchen

10' 6" max x 8' 8" max ( 3.20m max x 2.64m max )

Window to rear. Space for white goods. Fully tiled. Tiled flooring. Wall and base units. Gas hob, electric oven.

### Utility Room

10' 5" max x 6' 5" max ( 3.17m max x 1.96m max )

Doors to front and rear. Window to rear. Tiling underfoot.

### Landing

Carpet, airing cupboard. Loft hatch.

### Bedroom One

16' 3" max x 8' 7" max ( 4.95m max x 2.62m max )

Window to front. Carpet. Radiator.

### Bedroom Two

10' 1" max x 10' 10" max ( 3.07m max x 3.30m max )

Window to rear. Radiator. Carpet.

### Bathroom

WC, wash hand basin. Shower cubicle. Fully tiled. Windows to side and rear.

### Front Garden

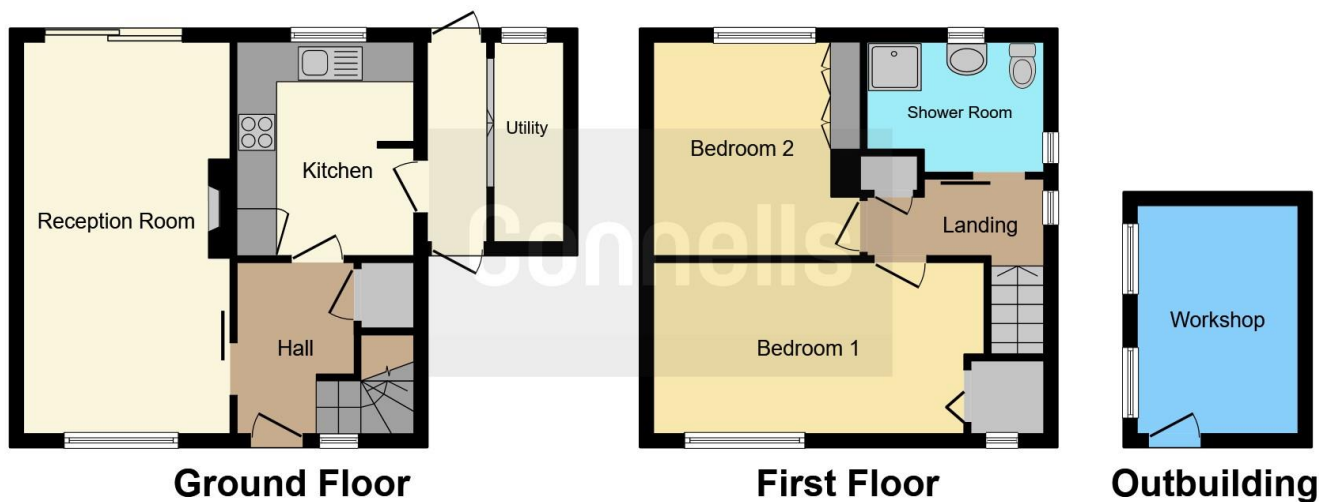
Laid to lawn with central footpath.

### Rear Garden

Fencing. Patio and lawn.







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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