







### Property Description

**\*\*NO UPPER CHAIN\*\*** Connells are pleased to welcome to the market this well presented three bedroom terraced property situated within close distance to Aylesbury Town Centre.

The property features two reception rooms, modern re-fitted kitchen, three bedrooms, family bathroom, enclosed rear garden and garage situated at the rear.

Internal viewing is highly recommended to fully appreciate this home.

### KEY FEATURES:

- **GARAGE TO REAR**
- **SOUTHSIDE OF AYLESBURY**
- **MODERN RE-FITTED KITCHEN**
- **MODERN BATHROOM**
- **CHARACTER PROPERTY**
- **NO UPPER CHAIN**

### Lounge

10' 2" max x 10' 4" max ( 3.10m max x 3.15m max )  
Double glazed window to front aspect, radiator, laminate flooring.

### Dining Room

10' 4" max x 12' 10" max ( 3.15m max x 3.91m max )  
Understairs storage, door to garden, radiator, laminate flooring.

## Kitchen

Fitted kitchen comprising wall and base units, work surfaces, boiler, sink with drainer, plumbing for washing machine, space for fridge/freezer, electric oven and hob with cookerhood, French doors to rear garden, double glazed window to side aspect.

## Landing

Access to loft, carpet.

## Bedroom One

10' 2" max x 10' 3" max ( 3.10m max x 3.12m max )  
Double glazed window to front aspect, radiator, carpet.

## Bedroom Two

8' 9" x 5' 11" ( 2.67m x 1.80m )  
Double glazed window to rear aspect, radiator, carpet.

## Bedroom Three

7' 5" max x 5' max ( 2.26m max x 1.52m max )  
Double glazed window to rear aspect, radiator, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, tiling to splashback areas, shower, extractor fan.

## Outside

## Rear Garden

Paved patio with a lawn area, access to garage/shed.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/ALS310686](http://connells.co.uk/Property/ALS310686)



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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