



Connells

Ingram Avenue
Aylesbury



Property Description

**** NO UPPER CHAIN ****

A fully renovated bungalow in the prime Bedgrove location in the south of Aylesbury. With its close proximity to schools, shops and access to the A41, properties in this area are few and far between and must viewed to appreciate the size and condition.

The property itself comes with a garage and driveway (plus ample on-street parking), large wrap-around garden and has been entirely renovated from top to bottom. The property comprises a hallway, two double bedrooms, dining room/conservatory/playroom, spacious lounge and kitchen.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Door to side aspect, radiator.

Living Room

14' 9" x 12' 4" (4.50m x 3.76m)

Window to front aspect, television point,

telephone point, radiator.

Kitchen

12' 4" x 9' 4" (3.76m x 2.84m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, space for washing machine, dishwasher and washing machine.

Dining Room / Bedroom Three

11' 8" x 7' 9" (3.56m x 2.36m)

Radiator, opening to conservatory room.

Conservatory

Landing

Airing cupboard, loft access.

Bedroom One

11' 7" x 8' 4" (3.53m x 2.54m)

Window to front aspect, radiator.

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

Outside

Garden

Wrap around garden, patio area, mainly laid to lawn.

Parking

Driveway parking.

Garage

17' 2" x 8' 9" (5.23m x 2.67m)

Up and over door, door to side, power & lighting.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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