



Connells

Turnpike End
Aylesbury

Turnpike End Aylesbury HP21 9LA

for sale offers in the region of
£285,000



Property Description

CONNELLS are delighted to bring to the market this TWO bedroom end of terrace house set on the Southside of Aylesbury in a quiet residential cul-de-sac. Located within highly desirable school catchments for Turnfurlong Junior and Infant Schools and Aylesbury's Grammar School and an array of shops/amenities close by.

The ground floor of this property comprises of entrance hall leading into a kitchen fitted with wall and base units and electric hob and oven. A separate spacious lounge area with a patio door leading to the rear garden. On the first floor there are two double bedrooms with a family sized bathroom and additional storage cupboard on the landing.

A well presented garden at the rear of the property which is laid lawn with patio and an enclosed wall surrounding.

Parking is allocated.

The A41 is a short drive away giving easy access to the M25. You have easy transport links into London via Aylesbury town centre train station taking approximately 55 minutes to Marylebone station.

Give CONNELLS a call to book a viewing!

Entrance Hall

Door to front
radiator

Lounge

15' 8" max x 12' 3" max (4.78m max x 3.73m max)

Door to front and side

Carpet underfoot

Radiator

Kitchen

8' max x 10' 7" max (2.44m max x 3.23m max)

Window to front

Vinyl underfoot

Part tiling

Electric hob + oven

Radiator

Wall + base units

Sink/drain

Bedroom One

12' 3" max x 10' 10" max (3.73m max x 3.30m max)

Window to front

Carpet underfoot

Radiator

Bedroom Two

12' 3" max x 8' 3" max (3.73m max x 2.51m max)

Window to rear

Carpet underfoot

Radiator

Bathroom

- Window to side
- WC, WHB
- Bath/mixer
- Part tiling
- Radiator

Loft Space

- No boarding

Rear Garden

- Patio
- Laid lawn
- Enclosed wall

Parking

Allocated
£13 pm but that is likely to rise to £15 pm - is subject to a vote at the next AGM/EGM. The communal parking spaces are currently for use by any of the owners and visitors. At the next AGM /EGM there is likely to be a proposal of one designated parking space per house

Agents Note

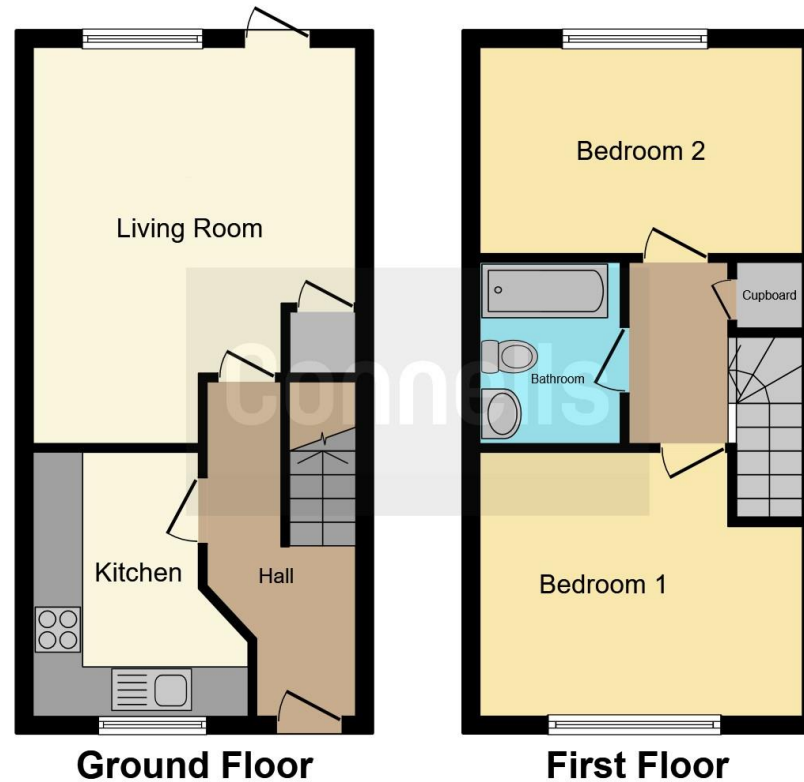
ESTATE SERVICE CHARGE £15 PER MONTH
PARKING: current cost of that is £13 pm but that is likely to rise to £15 pm, but is subject to a vote at the next AGM/EGM. The communal parking spaces are currently for use by any of the owners and visitors, but with households these days often owning more than one car,

this is proving contentious. At the next AGM /EGM there is likely to be a proposal of one designated parking space per house, suspect that this will be passed when the vote takes place.









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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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312082



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ALS312082 - 0011