



**Connells**

Ripon Street  
Aylesbury





## Property Description

**\*\* CHAIN FREE \*\***

CONNELLS are delighted to bring to the market this THREE bedroom town house, situated in Aylesbury town centre. With space split over three floors and with it being recently renovated to an immaculate standard this property isn't one to miss!

The property comprises of: entrance hall which leads to a front aspect lounge with a bay window allowing for plenty of natural light to flood in, following this is a separate dining room, then leading to the kitchen which has recently been completely renovated, it boasts modernisation, with integrated appliances and a door leading to side of the property. There is also a downstairs cloakroom fit with wc and wash hand basin. On the first floor you'll find the first double bedroom with front aspect window and en-suite bathroom fit with LED vanity unit, additionally the family bathroom is also on the first floor, which has also been recently renovated. The top floor homes the other two bedrooms.

Externally the rear garden is patio and shingle underfoot with a veranda overhead. Parking for the property is permitted.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station. Aylesbury is particularly well served by three of the area's top performing Grammar Schools. Short walking distance to Aquavale swimming & fitness centre and Sainsbury's

superstore.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Entrance Hall

Door to front, laminate flooring underfoot, radiator

## Cloakroom

wc, wash hand basin, fully tiled, tiling underfoot

## Lounge

10' 4" x 10' 4" ( 3.15m x 3.15m )

bay window to front, laminate underfoot, radiator, feature fireplace

## Dining Room

10' 5" x 9' 7" ( 3.17m x 2.92m )

Window to rear, laminate underfoot, understairs storage, radiator

## Kitchen

16' 7" x 5' 9" ( 5.05m x 1.75m )

Window to side, door to side, wall and base units, integrated washing machine,

fridge/freezer, electric oven and gas hob.  
Tiling underfoot, part tiling

## Landing

second floor, window to rear, laminate flooring, loft access, radiator

## Bedroom One

14' 1" x 10' 4" ( 4.29m x 3.15m )

Window to front, laminate underfoot, radiator

## En Suite

WC, Wash hand basin, shower cubicle, fully tiled, tiling underfoot, heated towel radiator. LED vanity unit

## Bedroom Two

Window to front, laminate underfoot, radiator

## Bedroom Three

10' 6" x 7' 6" ( 3.20m x 2.29m )

Window to rear, laminate underfoot, radiator

## Bathroom

wc, wash hand basin, towel radiator, bath/mixer, tiling underfoot, fully tiled

## Rear Garden

Patio, veranda overhead, enclosed fencing, shingle underfoot

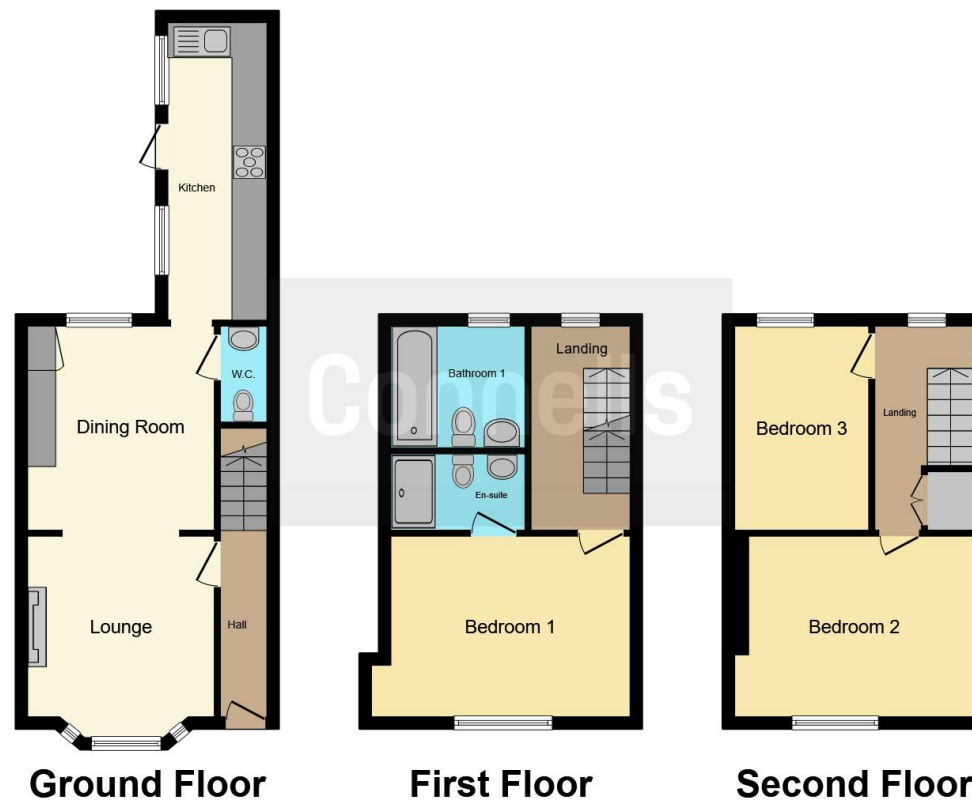












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/ALS312135](http://connells.co.uk/Property/ALS312135)



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Property Ref: ALS312135 - 0004