



**Connells**

Eames Close  
Aylesbury



# Eames Close Aylesbury HP20 2BN

for sale offers over  
**£205,000**



## Property Description

CONNELLS are happy to bring to the market this well-presented ONE double bedroom mid-terrace home, ideally situated within the highly sought-after Coppice Development. Offered with no onward chain, this property is perfect for first-time buyers or investors alike.

Step inside to a spacious lounge bathed in natural light from the front-aspect window, complete with stylish laminate flooring underfoot. The sleek, contemporary kitchen—also front-facing—features glossy grey wall and base units, a freestanding gas hob, washing machine, and space for a fridge/freezer. An understairs pantry cupboard adds convenient additional storage.

Upstairs, the landing offers loft access and is comfortably carpeted. The generous double bedroom benefits from a built-in wardrobe, while the family bathroom is part-tiled and fitted with a bath and mixer, finished with easy-care vinyl flooring.

Externally, the property includes one allocated parking space.

Cleveland Park is a short walk from several recreational parks as well as bordering Watermead and Birtton village. There are nearby shops, pubs and amenities within walking distance. Eames Close is a short

drive from Aylesbury town centre offering attractions as well as a mainline railway station to London Marylebone.

## Lounge

13' 1" x 10' 3" ( 3.99m x 3.12m )

Door to front, window to front, laminate underfoot, radiator

## Kitchen

5' 6" x 9' 9" ( 1.68m x 2.97m )

Window to front, laminate underfoot, wall and base units, freestanding gas hob, freestanding washing machine, space for fridge freezer, understairs pantry

## Landing

carpet underfoot radiator, loft access

## Bedroom One

9' 9" x 9' 7" ( 2.97m x 2.92m )

Window to front, carpet underfoot, radiator, built in wardrobe, airing cupboard

## Bathroom

Window to front, vinyl underfoot, wc, whb, bath/mixer, partly tiled, radiator

## Parking

ONE allocated



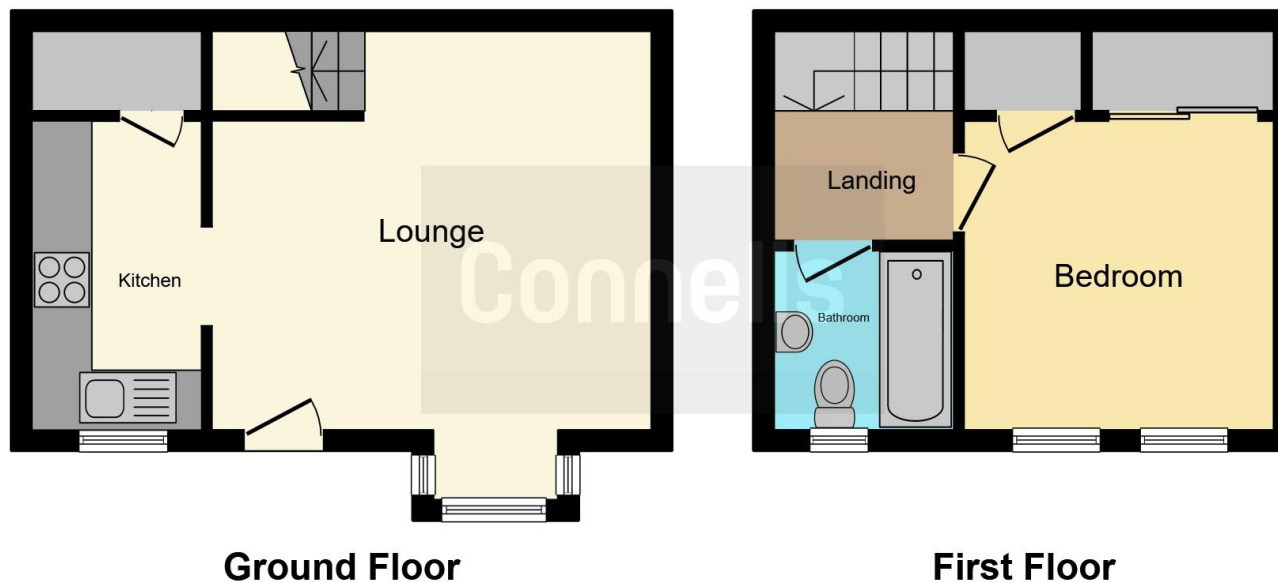












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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2 Temple Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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