



Connells

Ayrshire Close  
Aylesbury



# Ayrshire Close Aylesbury HP19 9GN

for sale offers in the region of  
**£300,000**



## Property Description

Connells are delighted to bring to the market this beautifully presented two bedroom end of terraced home located on the southside of Aylesbury.

The property comprises of driveway parking for multiple vehicles, a generous corner plot rear garden and a peaceful location which is also within a short walking distance to Aylesbury vale academy secondary school.

To the inside of this lovely home there is a well presented kitchen which leads to a spacious open plan livingroom/dinning area with additional storage cupboard.

To the first floor there are two double bedrooms and a family bathroom. Both double bedrooms also boasting plenty of natural light and space for large wardrobe and storage space.

Call connells now to register your interest!

## Entrance Hall

Door to front, storage cupboard, vinyl flooring underfoot

## Living Room

18' 8" max x 14' 3" max ( 5.69m max x 4.34m max )

Laminate flooring underfoot, storage cupboard, radiator x 2, TV point, telephone point, patio door to rear, windows to rear and side

## Kitchen

8' 4" max x 7' 1" max ( 2.54m max x 2.16m max )

Window to front and side, wall + base units with splash back tiling. Stainless steel sink/drain. Freestanding Electric hob/oven, fridge freezer and washing machine. Vinyl flooring underfoot.

## Landing

Carpet underfoot, airing cupboard.

## Master Bedroom

14' 4" max x 9' 3" max ( 4.37m max x 2.82m max )

Window to front with fitted shutters, carpet underfoot, radiator, built in wardrobe

## Bedroom Two

11' 2" max x 8' 6" max ( 3.40m max x 2.59m max )

Window to rear, carpet underfoot, radiator, space for double wardrobes, loft access ( full insulated and part boarded).

## Bathroom

6' 8" max x 7' 10" max ( 2.03m max x 2.39m max )

Window to rear, part tiling, laminate flooring underfoot, whb, bath with showered, wc.

## Rear Garden

Patio leading to lawn with raised decking to rear, fenced border with side access to driveway.

## Parking

Driveway parking for multiple vehicles to side of property













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)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312679](http://connells.co.uk/Property/ALS312679)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312679 - 0004