



**Napier Road, Fairford Leys Aylesbury HP19 7AY**



**welcome to**

**Napier Road, Fairford Leys Aylesbury**

Brown & Merry are pleased to offer for sale this well-presented Bryant built two bedroom property being situated within the popular Fairford Leys development and an internal viewing is highly recommended to fully appreciate this property. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge, newly fitted kitchen/dining room, utility room, master bedroom with built in wardrobes, bedroom two, bathroom, enclosed rear garden with access to garage with power and light. NO UPPER CHAIN.



## Accommodation Comprises

### Entrance Hall

### Lounge

12' 8" x 10' 3" ( 3.86m x 3.12m )

### Kitchen/ Diner

8' 9" x 12' 8" ( 2.67m x 3.86m )

### Utility Room

7' 2" x 5' 4" ( 2.18m x 1.63m )

### Cloakroom

### First Floor & Landing

### Bedroom One

8' 10" +door recess x 12' 9" max ( 2.69m  
+door recess x 3.89m max )

### Bedroom Two

7' 5" x 7' 8" ( 2.26m x 2.34m )

### Bathroom

### Outside

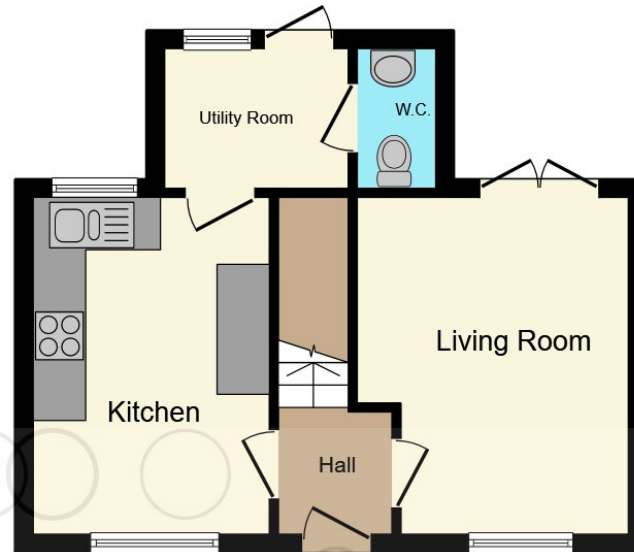
### Rear Garden

### Garage

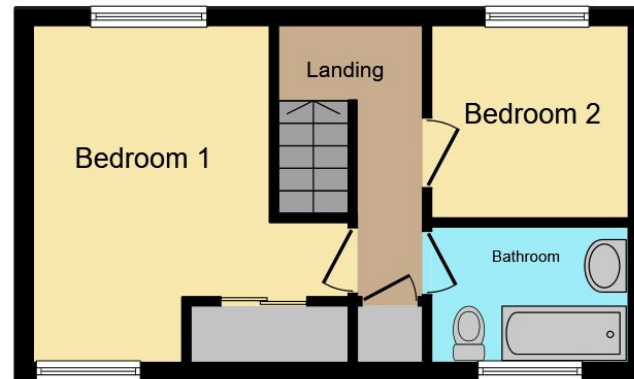
#### Agents Note

*Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group.*

*Please note; an external bin fire caused some damage to the property in 2022, resulting in an insurance claim with full repairs since carried out. Please contact the branch for more details.*



## Ground Floor



## First Floor

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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welcome to

## Napier Road, Fairford Leys Aylesbury

- DOUBLE FRONTED TWO BEDROOM
- POPULAR FAIRFORD LEYS
- ENCLOSED REAR GARDEN
- GARAGE WITH POWER & LIGHT AND PARKING
- NEWLY REFITTED KITCHEN /DINER & UTILITY
- LOUNGE WITH DOUBLE DOORS INTO GARDEN
- DOWNSTAIRS WC
- NEW BOILER FITTED 2023

Tenure: Freehold EPC Rating: C

# £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114596 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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