



**Morello Close, Aylesbury HP18 0WT**



**welcome to**

## **Morello Close, Aylesbury**

Brown & Merry are pleased to offer for sale this spacious two double bedroom property being situated in a small cul-de-sac location within the popular Berryfields development. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge/dining room, fitted kitchen, master bedroom with en-suite, bedroom two, bathroom, enclosed rear garden, allocated space and carport. Viewing highly recommended.



## Accommodation Comprises:

Entrance Hall

Cloakroom

### Lounge/Dining Room

14' 11" x 12' 9" ( 4.55m x 3.89m )

### Kitchen

9' 5" x 7' 9" ( 2.87m x 2.36m )

### First Floor & Landing

### Master Bedroom

10' 3" x 10' ( 3.12m x 3.05m )

### En-Suite Shower Room

### Bedroom Two

10' 1" max x 7' 11" ( 3.07m max x 2.41m )

### Bathroom

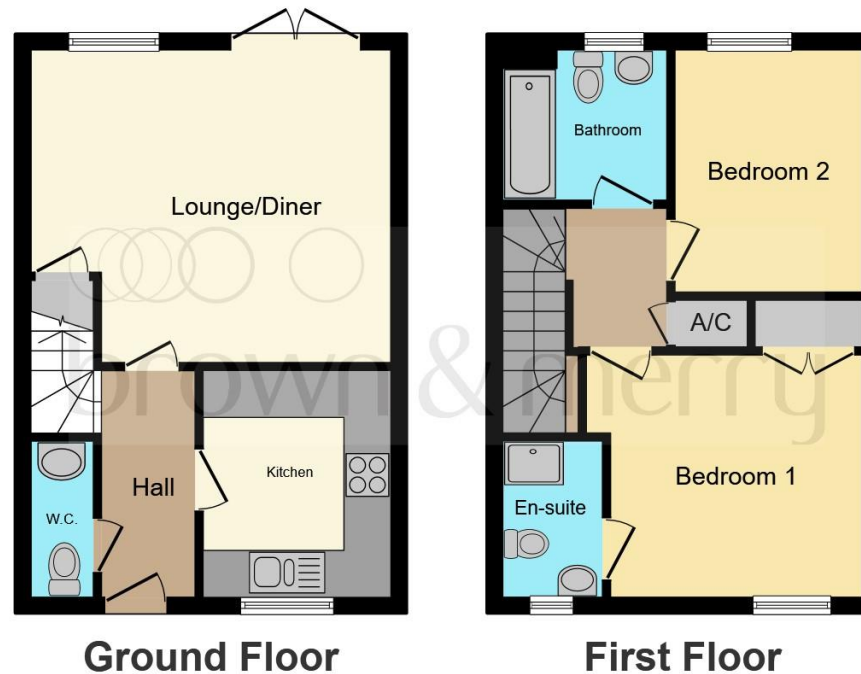
### Outside

### Rear Garden

### Allocated Space

### Carport

(leasehold)



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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## Morello Close, Aylesbury

- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CUL-DE-SAC LOCATION
- LOUNGE/DINING ROOM
- CLOAKROOM & BATHROOM
- ENCLOSED REAR GARDEN
- CARPORT & ALLOCATED SPACE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£310.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL115624 - 0005

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