



**Coppice Close, The Coppice Aylesbury HP20 1XT**

**welcome to**

## **Coppice Close, The Coppice Aylesbury**

Brown and Merry are pleased to offer for sale this two-bedroom terraced property situated in a cul-de-sac location within this popular development and an internal viewing is highly recommended. The property features double glazing, gas heating system with radiators, entrance hall, living room, kitchen, two bedrooms, bathroom, enclosed rear garden and allocated parking.



## Accommodation Comprises

Hall

Kitchen

Lounge

First Floor & Landing

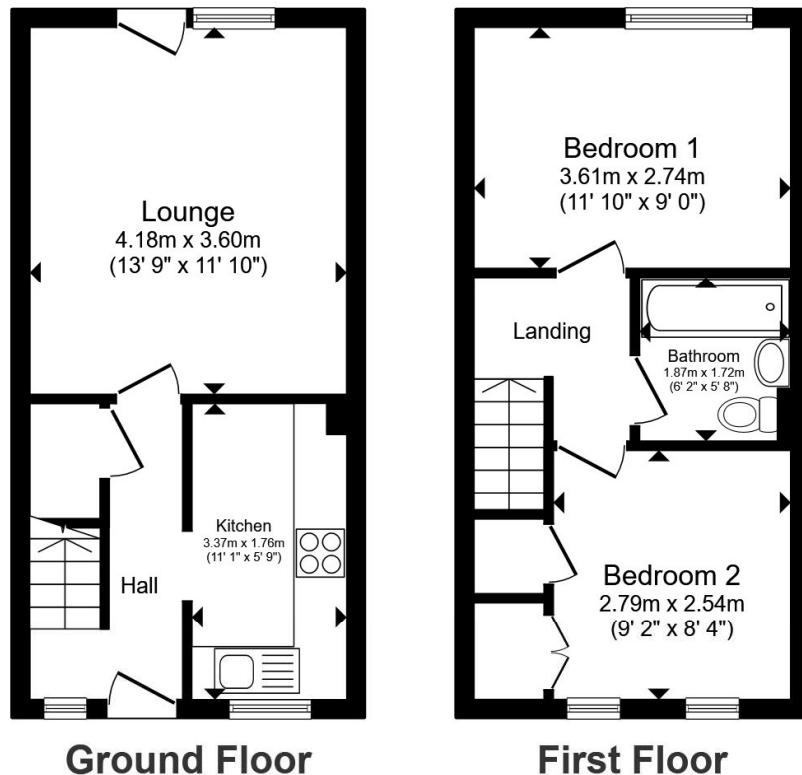
Bedroom One

Bathroom

Bedroom Two

Outside

Rear Garden



Total floor area 55.1 m<sup>2</sup> (593 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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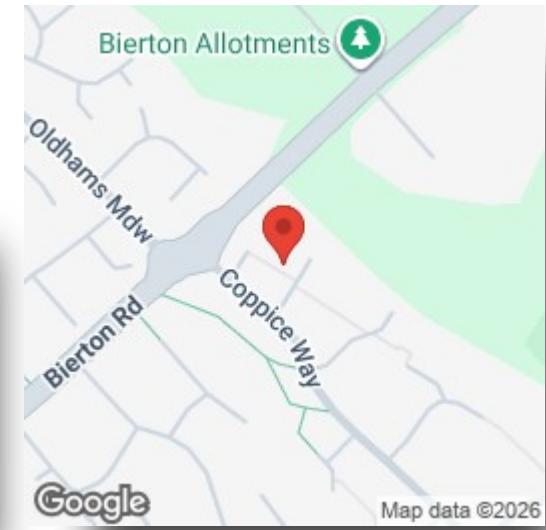
## Coppice Close, The Coppice Aylesbury

- TWO BEDROOMS
- LIVING ROOM & KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- POPULAR COPPICE DEVELOPMENT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£282,500**



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Property Ref:  
AYL116121 - 0002

 **brown & merry**



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