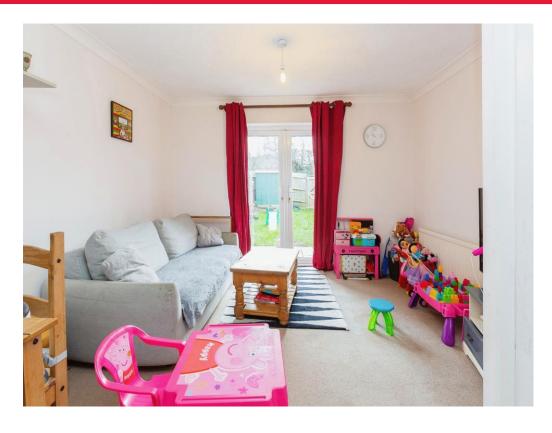


Connells

Pearson Close Aylesbury







Property Description

Connells are delighted to bring this well-presented mid-terraced house situated on a quiet cul-de-sac location, close to local amenities and also walking distance to the town centre and train station as well as being within the catchments area for 'good' local schooling.

The property brefily comprises of a large living/dining room, a modern fitted kitchen, two generous bedrooms and family bathroom suite. Benifits include a well maintained landscaped rear garden with a patio area that is perfect for outside dining and entertaining as well as allocated parking in a near-by car park that also has plenty of visitor parking.

For more information or to arrange a viewing, please contact Connells today.

Entance Hall

Door to front aspect, radiator, stairs to first floor landing.

Lounge

15' 3" x 11' 6" (4.65m x 3.51m)

Window to rear aspect, double glazed, two radiators, television point, telephone point, under-stairs storage, French doors to rear garden.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, electric oven, gas hob with cooker hood, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall.

Bedroom One

11'6" x 9' (3.51m x 2.74m)

Window to rear aspect, double glazed, radiator.

Bedroom Two

12' x 8' 8" (3.66m x 2.64m) Two windows to front aspect, double glazed, airing cupboard.

Bathroom

Bath with mixer tpas with overhead shower, WC, wash hand basin, extractor.

Front Garden

Lawned with path to front door.

Rear Garden

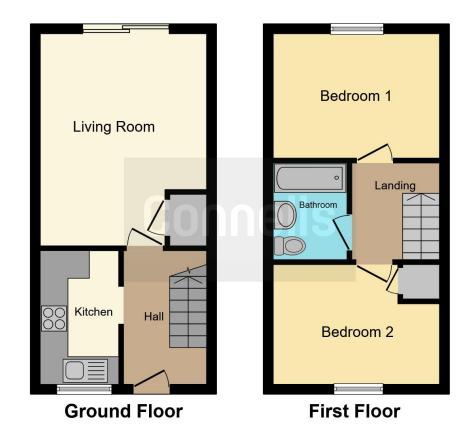
Patio area, mainly laid lawn, rear access.

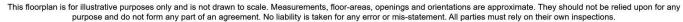
Parking

Allocated parking for one car.









To view this property please contact Connells on

T 01296 395710 E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: D

view this property online connells.co.uk/Property/LEY303910





Tenure: Freehold





^{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.