



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 briefly comprises of a large living/dining room, a modern fitted kitchen, two generous bedrooms and family bathroom suite. Benefits 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.

Entrance 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 taps 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.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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

Tenure: Freehold



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Property Ref: LEY303910 - 0002