



Connells

Kingsgate
Aylesbury



Property Description

Connells are delighted to present to you this immaculate 2-bedroom mid-terrace house to the market that is situated on the popular village of Fairford Leys. Refurbished throughout the property comprises of a sizeable reception room, a newly fitted kitchen with dining area, two double bedrooms and a family bathroom suite. To the rear of the home is a landscaped rear garden, which mainly consists of artificial grass which is ideal for outdoor dining and entertainment. There is an allocated parking space PLUS a garage, as well as plenty of on street parking for guests and visitors which is non-restricted.

The property is conveniently located only moments away from Hampden Square which consist of shops, doctor surgery, pharmacy, vets, health centre and the Church. Kingsgate is also walking distance to an excellent primary school and the Sir Henry Floyd Grammar School.

Viewing is highly recommended - Contact Connells Fairford Leys today!

Entrance

Front door into lounge.

Lounge

15' 3" x 12' 4" (4.65m x 3.76m)

Window to front aspect, double glazed, radiator and points for both TV and telephone,

stairs to first floor landing.

Dining Room

7' 11" x 6' 11" (2.41m x 2.11m)

Door to rear garden, radiator,

Kitchen

8' 2" x 5' 11" (2.49m x 1.80m)

Fitted kitchen comprising of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and gas hob with cooker-hood, boiler, fridge/freezer and plumbing for the washing machine.

First Floor Landing

Stairs from lounge.

Bedroom One

10' 2" x 8' 6" (3.10m x 2.59m)

Window to front aspect, double glazed, radiator and built in wardrobes.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Window to front aspect, double glazed and radiator.

Bathroom

Partially tiled bathroom including; bath with an overhead shower, wash hand basin, water closet, shaver point and radiator,

Outside

Rear Garden

Patio directly from the sliding doors and the rest is artificial grass, rear access via a gate at the end of the garden.

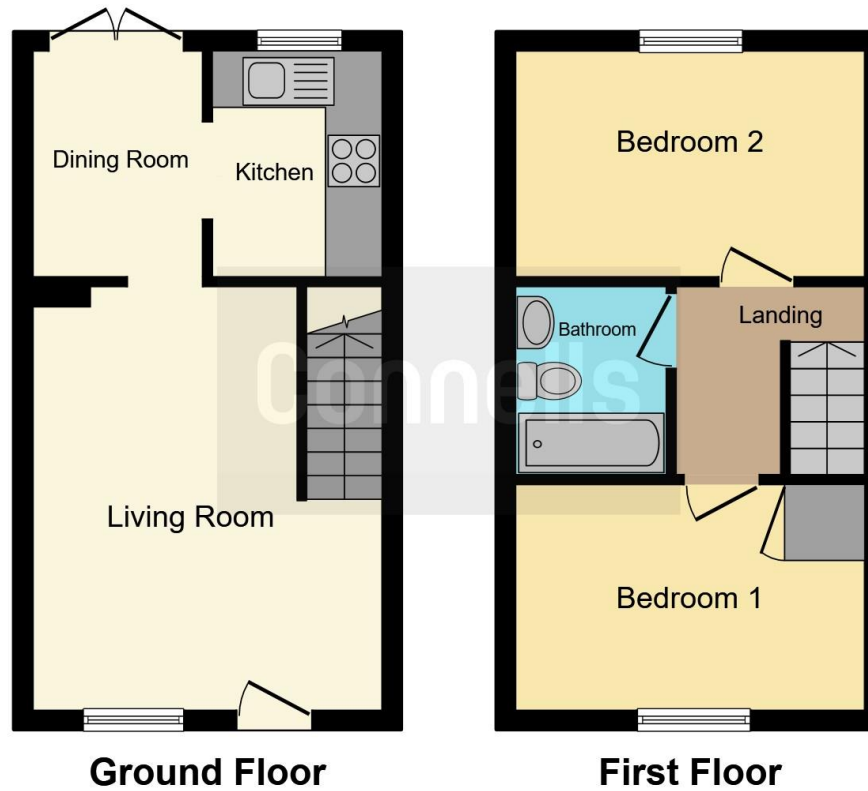
Parking

There is an allocated parking space associated with Kingsgate, as well as on street parking for guests and visitors.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304082



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