



Connells

Blackwater Drive
Aylesbury



Property Description

CONNELLS Fairford Leys, are delighted to welcome to the market this well-resented mid-terrace house to the market that is located in the South West of Aylesbury with GREAT CATCHMENTS to local schools and amenities.

The property comprises of a sizeable reception room, a modern fitted kitchen/diner with separate utility area, three well-proportioned bedrooms and family bathroom suite. Benefits include a downstairs cloakroom, and easily maintainable rear garden as well as stunning field views to the rear of the property.

Parking is communal to the road but off the main streets.

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

Entrance Hall

Door to side aspect.

Cloakroom

WC, wash hand basin, radiator.

Utility Room

Reception Room

18' 8" x 14' 3" (5.69m x 4.34m)

Window to rear aspect, television point, telephone point, radiator, door to rear garden,

stairs to first floor landing.

Kitchen / Diner

10' 6" x 9' 10" (3.20m x 3.00m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front and side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from reception room, storage cupboard, loft access.

Bedroom One

12' 5" x 10' 2" (3.78m x 3.10m)

Windows to front aspect, built in wardrobe, radiator.

Bedroom Two

11' 4" x 11' (3.45m x 3.35m)

Windows to rear aspect, radiator.

Bedroom Three

11' x 7' 2" (3.35m x 2.18m)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, vanity basin, hand towel rail.

Outside

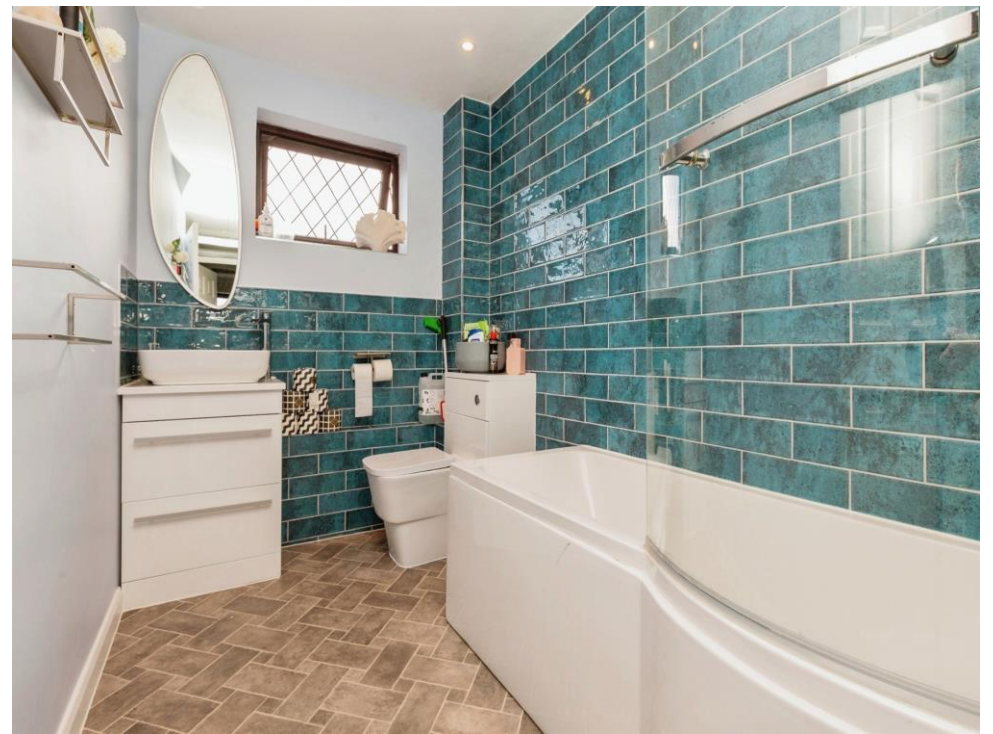
Front Garden

Block paving, outside storage cupboard.

Rear Garden

Paved patio area, lawn area, rear access.









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

view this property online connells.co.uk/Property/LEY304092

Tenure: Freehold



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