





Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on a popular development in Aylesbury. Modern throughout, the property briefly comprises of a sizeable reception room, an integrated modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include an enclosed rear garden and two allocated parking bays.

Ideal for first time buyers the property is conveniently located with access to several transport links including Aylesbury train station as well as the A41 & A418 motorways. The vibrant Aylesbury town centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Lounge

11' 2" MAX x 15' 1" (3.40m MAX x 4.60m)

Window to rear aspect, patio doors to rear garden, television point, telephone point, radiator.

Kitchen

7' 11" x 11' 1" (2.41m x 3.38m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, stainless

steel sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

First Floor Landing

Bedroom One

9' 11" MAX x 15' 1" (3.02m MAX x 4.60m)

Window to rear aspect, radiator.

Bedroom Two

12' 11" + Wardrobes x 10' 1" MAX (3.94m + Wardrobes x 3.07m MAX)

Window to front aspect, built in wardrobes, radiator.

Bathroom

Outside

Rear Garden

Paved patio area, fence enclosed, laid lawn.

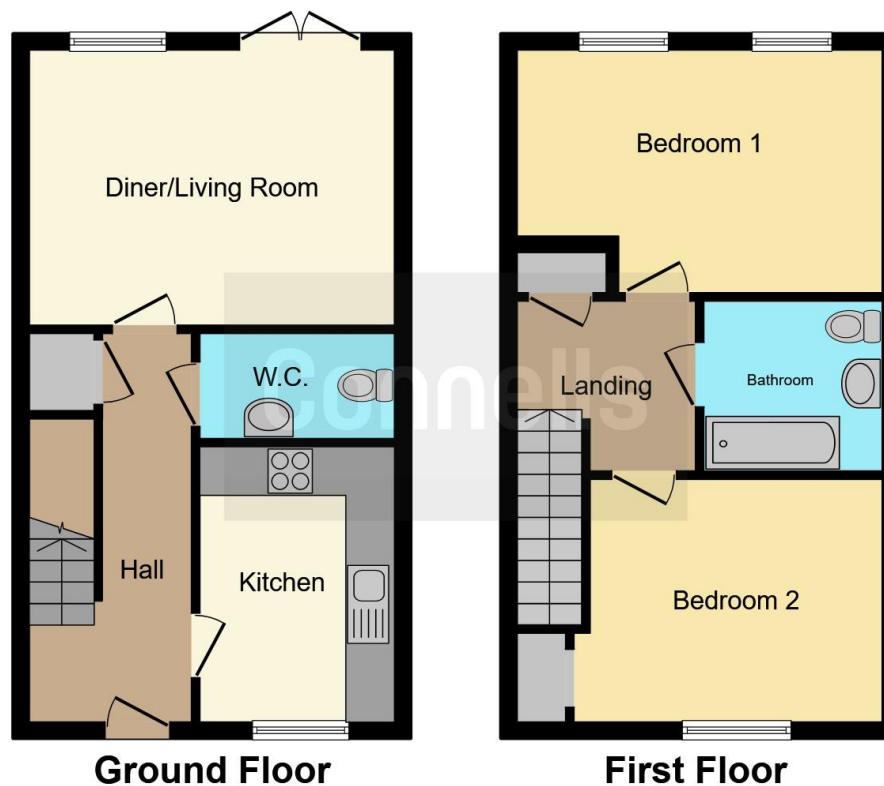
Parking

Two allocated parking bays.









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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304415



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304415 - 0003