



# Morris Court Aylesbury HP21 9QT

for sale  
**£225,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented end-terraced house to the market that is situated within a cul-de-sac on the popular Deerhurst development on the southside of Aylesbury. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom, a modern bathroom suite and benefits from a well-maintained front garden and an allocated parking space.

Ideal for first time buyers, the property provides easy access to Stoke Mandeville Hospital and is also a short drive from Aylesbury and Stoke Mandeville train stations. For more information or to arrange a viewing please contact Connells Fairford Leys today.

## Bedroom One

11' 7" MAX x 10' 8" MAX ( 3.53m MAX x 3.25m MAX )  
Window to front aspect, electric radiator.

## Bathroom

Window to front aspect, shower cubicle, vanity wash hand basin, WC.

## Front Garden

## Parking

One allocated parking space.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Porch

Door to side aspect.

## Living Room

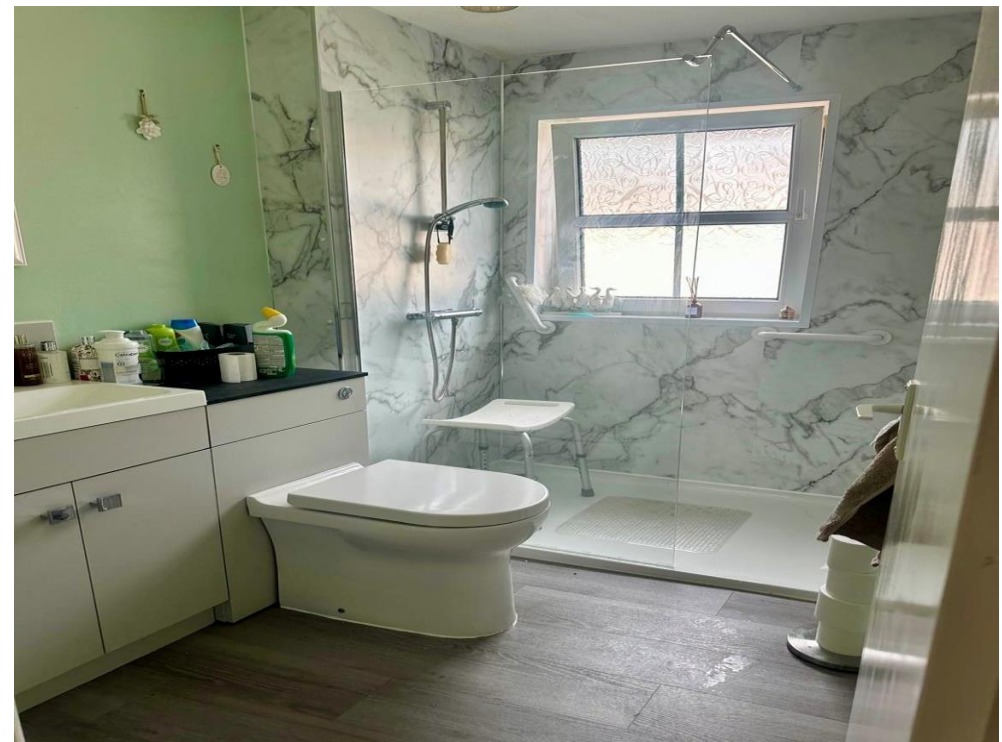
Window to front aspect, television point, telephone point, electric radiator.

## Kitchen

8' 9" x 10' 1" ( 2.67m x 3.07m )

Comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer.

## First Floor Landing



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating:      Council Tax  
Awaited            Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304504](https://connells.co.uk/Property/LEY304504)**



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.

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Property Ref: LEY304504 - 0002