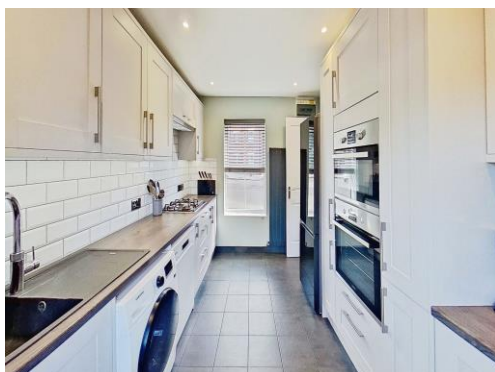
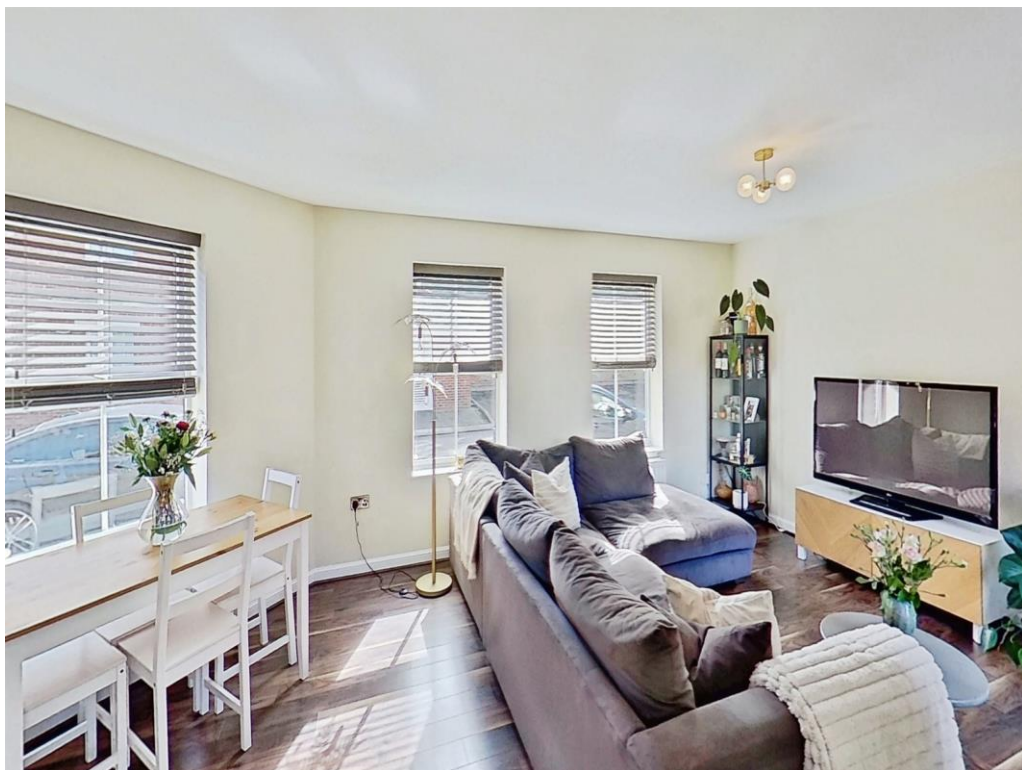




Connells

Queensgate
Aylesbury



Property Description

Connells are delighted to offer this immaculately presented mid-terraced house to the market that is situated within the popular Fairford Leys village. The property comprises of a sizeable reception room with dual aspect windows, a newly fitted modern kitchen, two double bedrooms and a contemporary family bathroom suite. Benefits include a landscaped rear garden, a garage and two off-street allocated parking space as well as non-restricted on street parking for visitors and guests

The property is moments away from St Mary's primary school, Bright Stars nursery, Hampden Square and much more.

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

Entrance Hall

Living Room

Irregular Shaped Room 24' 4" MAX x 12' MAX (7.42m MAX x 3.66m)

Dual aspect windows to front and rear aspect, patio doors to rear garden, television point, telephone point, radiator.

Kitchen

11' 10" MAX x 8' 11" MAX (3.61m MAX x 2.72m MAX)

Newly fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, eye

level electric oven, integrated microwave, plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor Landing

Bedroom One

19' MAX x 11' 10" MAX (5.79m MAX x 3.61m MAX)

Window to front and rear aspect, radiator.

Bedroom Two

12' 11" MAX x 9' 1" MAX (3.94m MAX x 2.77m MAX)

Window to front and rear aspect, loft access, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, water closet, airing cupboard.

Outside

Rear Garden

South-west facing, landscaped with surrounding sleeper flower beds, rear access.

Garage

18' 1" MAX x 9' 2" MAX (5.51m MAX x 2.79m MAX)

Up and over door.

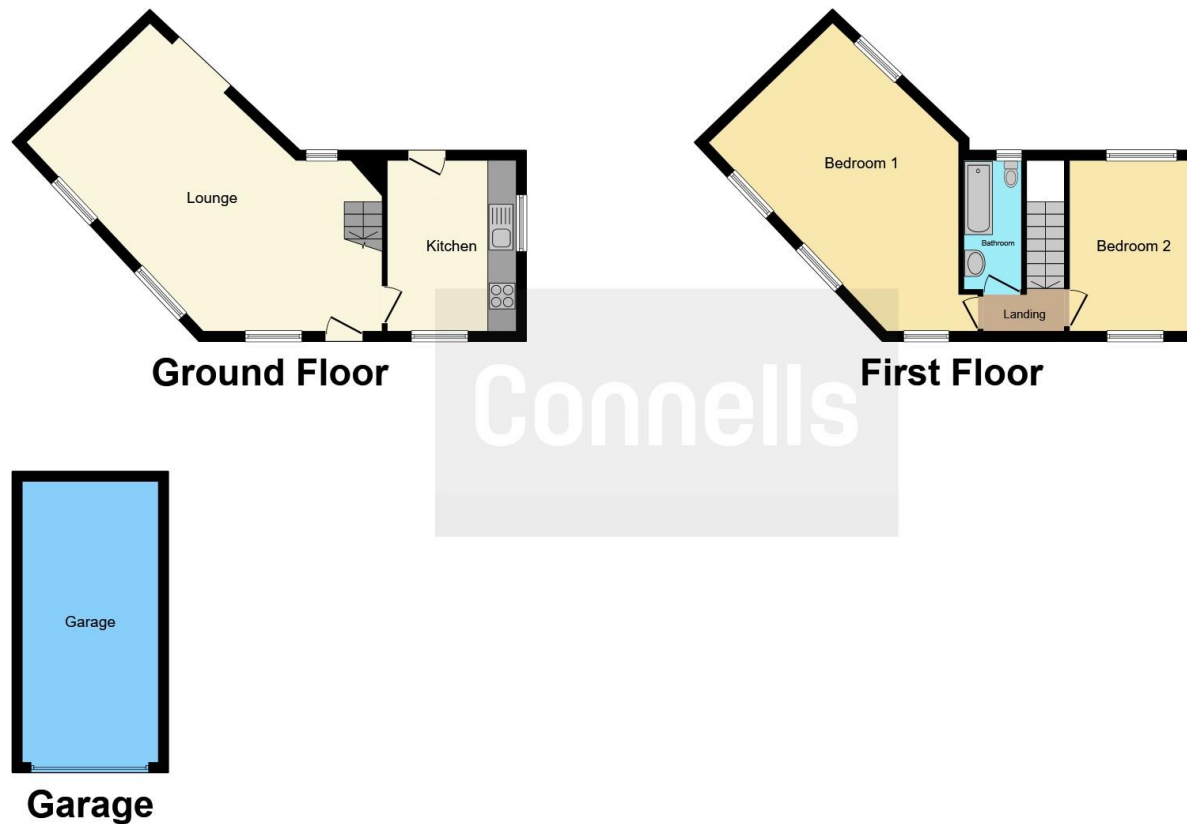
Parking

One space in front of garage, additional allocated parking space.









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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 AYLESBURY HP19 7HT

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304581



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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.

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