Connells

Old Orchards
Bierton Aylesbury

# Old Orchards
# Bierton Aylesbury HP22 5BY

for sale
**£280,000**

## Property Description

A beautifully presented one-bedroom semi-detached bungalow set in the highly desirable Bierton location, thoughtfully decorated and modernised throughout to offer stylish, low-maintenance living.

The property comprises an entrance porch leading directly into the open-plan living space, where a spacious lounge/dining area enjoys a bright front-aspect window. The sleek, modern kitchen offers gloss wall and base units, integrated appliances, and a breakfast bar, with French doors opening seamlessly onto the rear garden.

The bungalow provides a double bedroom with a front aspect, carpet underfoot, and loft access. A modern bathroom serves the home, fitted with a shower cubicle.

Externally, the rear garden is designed for easy upkeep, featuring decking and the standout addition of an outside bar installed by the current owner—perfect for entertaining or enjoying a quiet evening drink. The property also benefits from off-street driveway parking directly in front of the home.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

## Entrance Porch

Door to front

## Lounge/Diner

Window to front
Space for dining area
Wooden flooring
Radiator

## Kitchen

French doors to rear
Wall and base units
Integrated fridge freezer
Electric hob and oven
Wooden flooring
Extractor hood
Sink
Window to rear
Breakfast bar

## Bedroom

Window to front
Carpet underfoot
Radiator
Loft access

## Bathroom

Shower cubicle

WC
Wash hand basin
Towel radiator
Window to rear

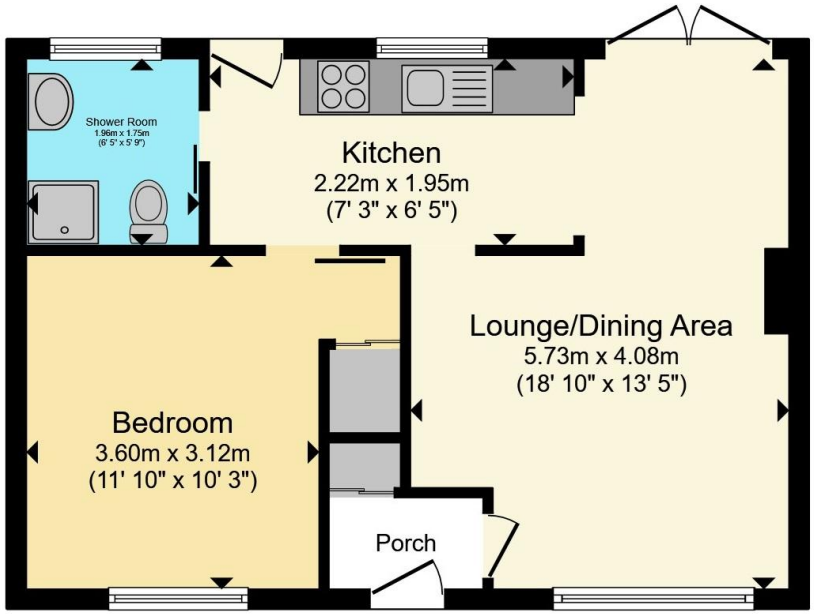
## Rear Garden

Decking underfoot
Outside bar
Lattice fencing
Bordering shrubs

## Parking

Driveway

GROUP THERAPY
PRACTICED HERE
CLASSIC COCKTAIL RECIPES
SHOTS




## Floor Plan

Total floor area 49.6 m² (534 sq.ft.) approx

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.propertybox.io

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2 Temple Street
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EPC Rating: E

Council Tax
Band: D

Tenure: Freehold

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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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