



Connells

Queensgate
Aylesbury



Property Description

Connells are delighted to offer this well-presented mid-terraced house to the market that is situated within the popular Fairford Leys village. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms and a contemporary family bathroom suite. Benefits include an additional conservatory room, an easily maintainable rear garden, a garage and off-street allocated parking 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.

Agents Note: 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

Front door into lounge.

Lounge

15' 1" x 11' (4.60m x 3.35m)

Window to front aspect, television point, telephone point, radiators, stairs to first floor landing, under-stairs storage.

Kitchen / Diner

11' 6" x 8' 10" (3.51m x 2.69m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, internal window to rear aspect, sink with drainer, electric eye-level oven, gas hob with extractor hood, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, breakfast bar.

Conservatory

11' 6" x 9' 10" (3.51m x 3.00m)

Windows to rear aspect, door to rear garden.

First Floor Landing

Stairs from lounge, loft access.

Bedroom One

11' 10" x 8' 10" (3.61m x 2.69m)

Windows to front aspect, radiator.

Bedroom Two

11' 10" MAX x 6' 11" MAX (3.61m MAX x 2.11m MAX)

Window to rear aspect, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail, airing cupboard.

Outside

Front Garden

Parking to front of property.

Rear Garden

Patio area, astro turf, outside storage, rear access to garage.

Garage

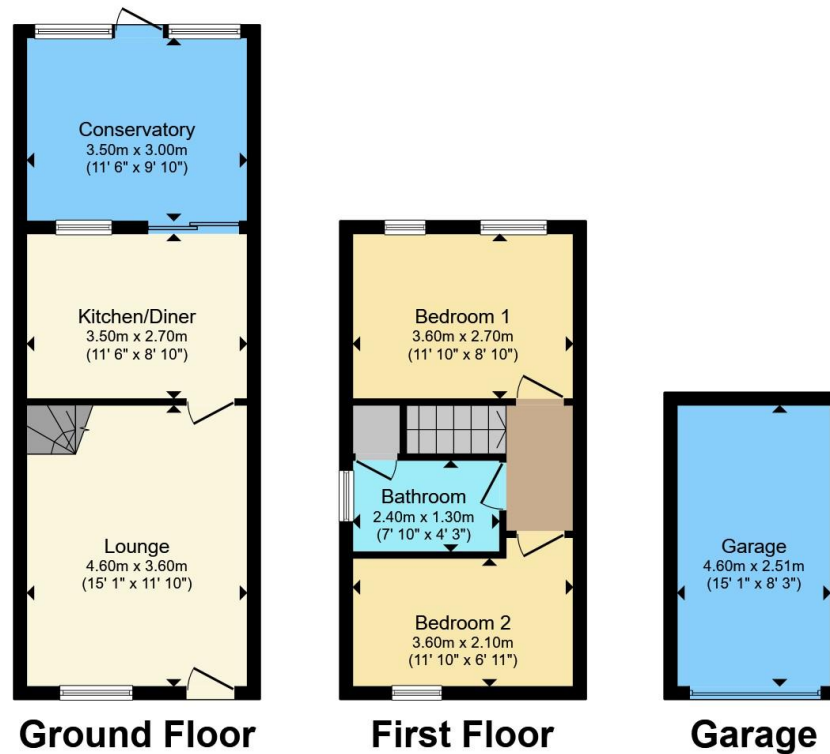
15' 1" x 8' 3" (4.60m x 2.51m)

Up and over door.









Total floor area 76.4 m² (822 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

Connells

To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304632



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Property Ref: LEY304632 - 0008