



**Cambridge Street, Aylesbury HP20 1BB**

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## **Cambridge Street, Aylesbury**

On the ground floor are two inviting reception rooms, comprising a front lounge and a versatile snug/study. The living room benefits from a door providing access through to the dining/snug area, creating a sociable and flowing layout. The fitted kitchen is well equipped and includes a breakfast bar, making it ideal for both everyday use and casual dining. From the front of the property there is also the added advantage of side gated access leading to the rear garden.



## Accommodation Comprises

### Ground Floor:

#### Entrance Hall

Inner hallway providing access to the dining room and kitchen, with separate doors to the living room and snug/study, and stairs rising to the first-floor accommodation.

#### Living Room

10' 6" max x 10' 5" max ( 3.20m max x 3.17m max )

Bay window to front aspect, original fireplace surround featuring a log burner, with sliding doors opening into the snug/study. Radiator.

#### Snug/ Study

11' 5" max x 8' 10" max ( 3.48m max x 2.69m max )

Rear-facing window providing natural light. Radiator.

#### Kitchen

16' 4" x 8' 5" ( 4.98m x 2.57m )

Fitted U-shaped kitchen with space for a washing machine and dishwasher, built-in oven with hob, and space for a fridge/freezer. Breakfast bar. Window to rear. Door providing access to the rear garden and a further door leading to the basement. Radiator.

### First Floor:

First-floor hallway with loft ladder rising to the second-floor loft room, and doors providing access to both bedrooms and the bathroom.

#### Bedroom One

14' 3" max x 10' 6" max ( 4.34m max x 3.20m max )

Two windows to front aspect. Radiator.

#### Bedroom Two

11' 5" max x 8' 10" max ( 3.48m max x 2.69m max )

Window to rear. Radiator.

#### Bathroom

10' 4" x 8' 5" ( 3.15m x 2.57m )

Corner-fitted shower cubicle, panelled bath with dual taps, WC with integrated wash hand basin and storage. Side-facing window. Heated towel rail.

### Second Floor:

#### Loft Room

16' 1" max x 14' 4" max ( 4.90m max x 4.37m max )

Characterful loft room with sloped ceilings, exposed brickwork, built-in storage cupboards, generous eaves storage and a skylight window.

#### Basement

10' x 8' 10" ( 3.05m x 2.69m )

Useful cellar with radiator, generous storage space and window/coal chute.

### Outside

#### Rear Garden

Rear garden featuring established flower and shrub borders, an easy-maintenance astro turf lawn, raised gravelled seating area and a shed.

### Permit Parking

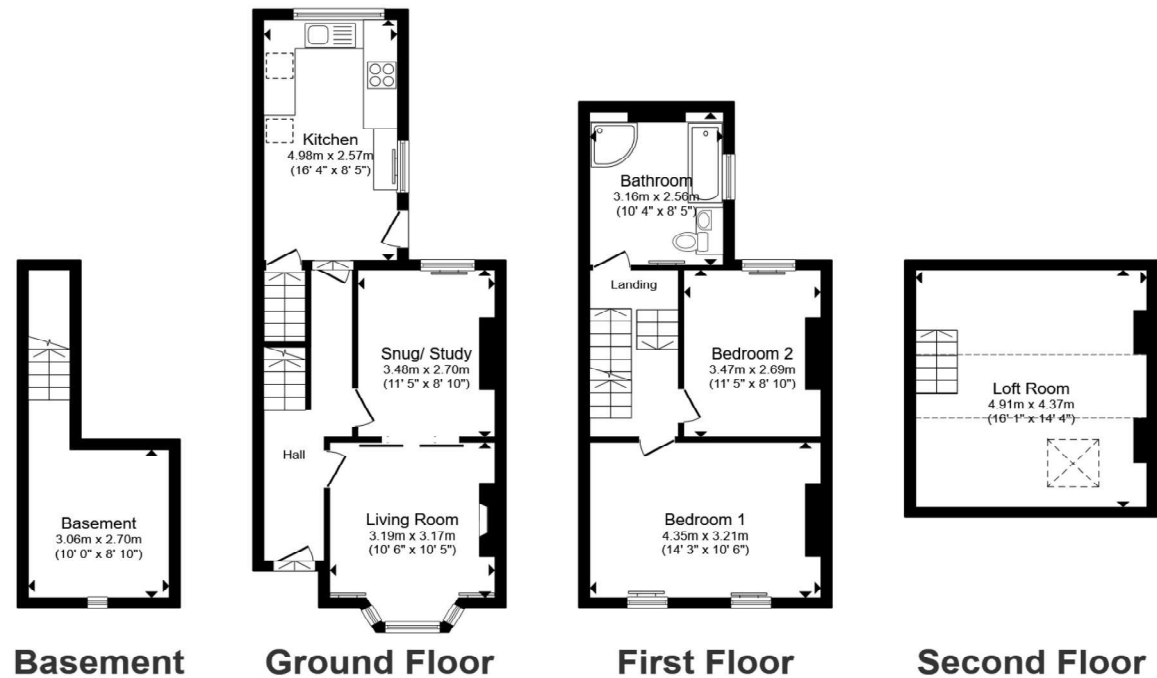
Permit parking is available at approx. £60 p/a via Buckinghamshire Council.

### Cambridge Street

Ideally located in the heart of Aylesbury, the town centre offers a wide range of amenities including shopping facilities, leisure and sports centres, restaurants, cafés and bars. For commuters, the mainline railway station provides regular services to London Marylebone in approximately 55 minutes, while the A41 offers convenient road access to the M40 and M25 motorway networks.

#### Agents Note:

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Total floor area 114.5 m<sup>2</sup> (1,232 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](http://www.propertybox.io)

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Rising to the top floor, the loft room offers further flexible accommodation, ideal for use as a home office, hobby room or occasional space. This room benefits from a skylight window providing natural light, along with useful eaves storage, a particularly valuable feature. Further benefits include a useful cellar, offering excellent storage potential, along with a window/coal chute. The property is heated via gas central heating, with radiators fitted throughout. To the rear is a contemporary, enclosed garden which enjoys a good level of privacy, making it an ideal space for outdoor relaxation or entertaining. Permit parking is available on the road at a cost of approximately £60 per annum.



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## Cambridge Street, Aylesbury

- Two Bedroom Victorian Semi-Detached Property
- Presented in Excellent Condition Throughout
- Two Reception Rooms Including Lounge & Snug/Study
- Two Well Proportioned Bedrooms
- Additional Loft Room Offering Versatile Space & Storage
- Enclosed Modern Rear Garden with a Good Degree of Privacy
- Useful Cellar Providing Excellent Storage Potential
- Conveniently Located Close to Aylesbury Town Centre (0.4 mile)

Tenure: Freehold EPC Rating: D Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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