

Connells

Wedgewood Street
Aylesbury

Wedgewood Street
Aylesbury HP19 7GA

for sale offers in excess of
£230,000







Property Description

Connells Estate Agents are delighted to present this LARGER THAN AVERAGE coach house, ideally situated in the highly SOUGHT-AFTER Fairford Leys Village. This IMMACULATELY PRESENTED throughout property offers stylish and contemporary living, perfect for first-time buyers, professionals, or investors alike. The home boasts a sizeable reception/dining room, a modern fitted kitchen is well-appointed with a range of quality units and work surfaces, one generous DOUBLE BEDROOM with CUSTOM MADE BUILT-IN WARDROBES, alongside a contemporary shower room suite and benefits from smart lighting throughout.

Externally, the property continues to impress with the advantage of a single GARAGE & OFF-STREET PARKING for 3+ vehicles.

The property is within proximity to a range of local amenities including shops, cafés, restaurants, a gym and picturesque surroundings with nearby countryside walks. For commuters, the property enjoys close proximity to the train station, with Aylesbury's mainline services providing direct links into London Marylebone.

Viewing is highly recommended.

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

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 Hall

Door to front aspect, stairs with LED lighting to first floor, loft access, radiator.

Living / Dining Room

Windows to front aspect, window to rear aspect, television point, telephone point, radiators.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and splash-back to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, radiator.

Bedroom One

Window to front aspect, built in wardrobe with LED lighting, rails and draws, storage cupboard, radiator, door to shower room.

Shower Room

Window to rear aspect, walk in shower cubicle, WC, vanity wash hand basin, heated towel rail.

Outside

Garage

Single garage with up and over door, window to rear aspect, under-stairs storage cupboard.

Parking

Off street parking bay to front of garage, parking for 3+ vehicles.
















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15



Ground Floor **First Floor**

Total floor area 66.1 m² (711 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304725

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.