



**Lower Close, Aylesbury HP19 7SB**

**welcome to**

**Lower Close, Aylesbury**

The accommodation comprises an entrance hall, comfortable living room, kitchen and a bright conservatory. Upstairs offers two generous double bedrooms and a family bathroom. Outside benefits include an enclosed rear garden and a garage in a nearby block. Ideal for first-time buyers or investors alike.



## Accommodation Comprises

### Entrance Porch

### Lounge

19' 3" max x 11' 11" max ( 5.87m max x 3.63m max )

### Kitchen

12' x 8' 1" ( 3.66m x 2.46m )

### Landing & First Floor

### Bedroom One

11' x 11' 11" ( 3.35m x 3.63m )

### Bedroom Two

11' 8" x 8' 3" ( 3.56m x 2.51m )

### Bathroom

### Outside

### Rear Garden



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welcome to

## Lower Close, Aylesbury

- TWO DOUBLE BEDROOMS
- LIVING ROOM & CONSERVATORY
- KITCHEN
- BATHROOM
- FRONT & REAR GARDENS
- GARAGE
- POPULAR HARTWELL DEVELOPMENT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL116341 - 0002

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