



Connells

Kingsgate
Aylesbury



Property Description

Connells are delighted to bring this well-presented mid-terrace house to the market that is situated within the popular village of Fairford Leys. Redecorated throughout the property comprises a sizeable reception room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include an additional cloakroom, new carpeting and flooring throughout, a landscaped rear garden, an allocated parking space as well as plenty of on street parking for guests and visitors which is non-restricted.

The property is conveniently located only moments away from Hampden Square which consist of shops, doctor surgery, pharmacy, vets, health centre and the Church. Kingsgate is also walking distance to an excellent primary school and the Sir Henry Floyd Grammar School.

Viewing is highly recommended - Contact Connells Fairford Leys today!

Entrance Hall

Front door, storage cupboard.

Cloakroom

WC, wash hand basin, radiator.

Lounge

Window to front aspect, feature fire place,

under-stairs storage, television point, telephone point, radiator.

Dining Room

Bay window to rear aspect, patio doors to rear garden, radiator, stairs to first floor landing.

Kitchen

Fitted kitchen comprised of wall and base units with tiling and work surfaces to complement, window to rear aspect, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from dining room, loft access, airing cupboard.

Bedroom One

Window to front aspect, built in wardrobe, radiator.

Bedroom Two

Window to rear aspect, built in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Rear Garden

Laid lawn, patio area, graveled pathways.

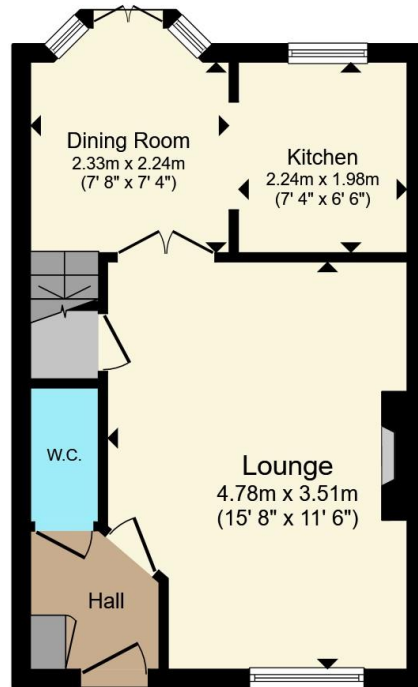
Parking

One allocated parking space.

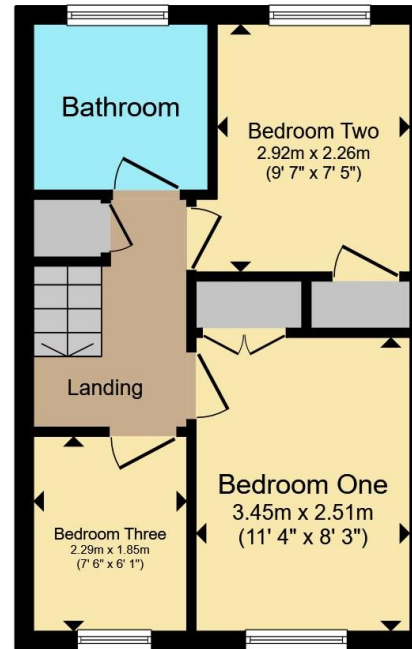








Ground Floor



First Floor

Total floor area 63.3 m² (682 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



To view this property please contact Connells on

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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: D Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304810



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