WEST STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £270,000

FREEHOLD

A well presented two bedroom end-of-terrace home in a central location, conveniently close to local amenities with easy access to the station and town centre. The property offers a living room, separate dining room, fitted kitchen, two bedrooms, a family bathroom and a private garden with outhouse.

GEORGE DAVID

WEST STREET

• TWO BEDROOM END OF TERRACE HOUSE • CENTRAL LOCATION • EASY ACCESS TO STATION & TOWN CENTRE • ENCLOSED REAR GARDEN WITH OUTHOUSE • GALLEY STYLE KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM SUITE • SEPARATE DINING ROOM

LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor. To the front, the living room features a charming bay window that allows for plenty of natural light, along with a feature fireplace. To the rear, a separate dining room provides an excellent space for entertaining or family meals and leads through to the kitchen.

The galley-style kitchen is fitted with an inset gas hob and oven, with space for a fridge freezer, washing machine and tumble dryer. A door from the kitchen provides direct access to the rear garden.

Upstairs, the first-floor landing offers access to the loft and includes a useful storage cupboard. There are two double bedrooms, along with a family bathroom fitted with a suite comprising a wash hand basin, WC, and a bathtub with a power shower over.

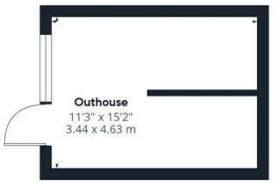
Externally, the property benefits from an enclosed rear garden featuring a patio seating area, lawn, and a variety of plants and shrubs, providing a pleasant outdoor space. There is also a useful outhouse equipped with lighting, offering additional storage or workspace.

This property would make an ideal first-time purchase, investment opportunity, or home for those seeking a well-located and practical property.

WEST STREET

Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

846 ft²

78.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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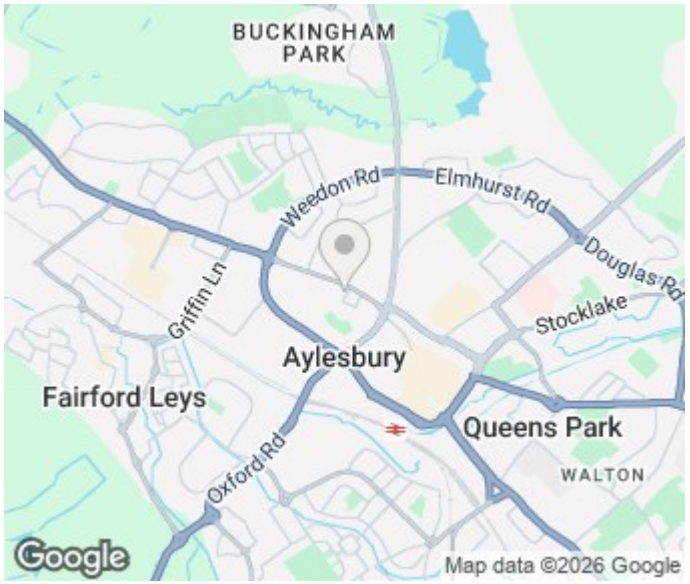

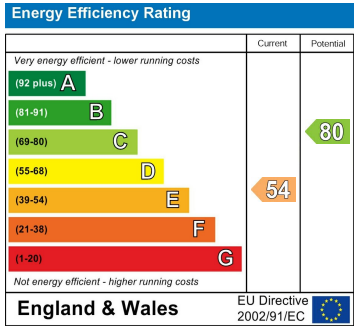

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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