



**Connells**

Bell Close  
Helmdon BRACKLEY



### Property Description

Nestled within the heart of the ever-popular village of Helmdon, this well-presented two bedroom home offers an ideal blend of village charm and modern convenience, perfect for first-time buyers, downsizers or investors alike.

The property opens into a welcoming entrance leading to a bright and comfortable living room, thoughtfully arranged with space to relax and unwind. Patio doors lead out to the rear garden. To the front, the refitted kitchen is a real highlight, finished in a clean, contemporary style with ample worktop and storage space and room for essential appliances, while enjoying views over the front garden.

Upstairs, there are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second room ideal as a guest bedroom or home office.

The accommodation is completed by a family bathroom with a white suite.

Outside, the home features a private rear garden, mainly laid to lawn and complemented by a patio, creating an ideal space for outdoor dining or relaxing in warmer months. To the front, the property enjoys an attractive setting within a quiet residential area.

Situated in the charming village of Helmdon, the property benefits from local amenities, a strong community feel and easy access to surrounding countryside, while still offering convenient links to nearby market towns.

An excellent opportunity to acquire a stylish and easy-to-maintain home in a sought-after village location.

### Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.

**Entrance Hall**

**Kitchen**

10' 10" x 6' 3" ( 3.30m x 1.91m )

**Living Room/Dining Room**

14' 5" x 12' 2" ( 4.39m x 3.71m )

**Bedroom 1**

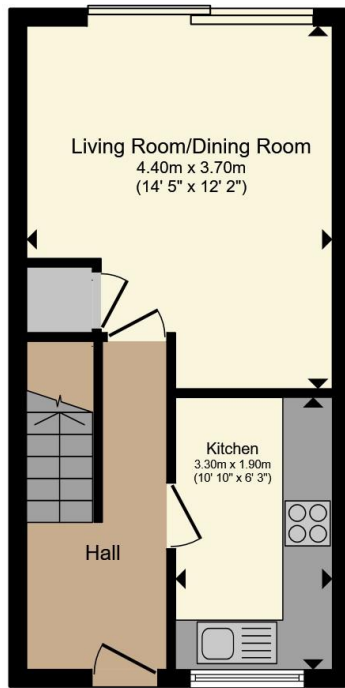
9' 10" x 12' 2" ( 3.00m x 3.71m )

**Bedroom 2**

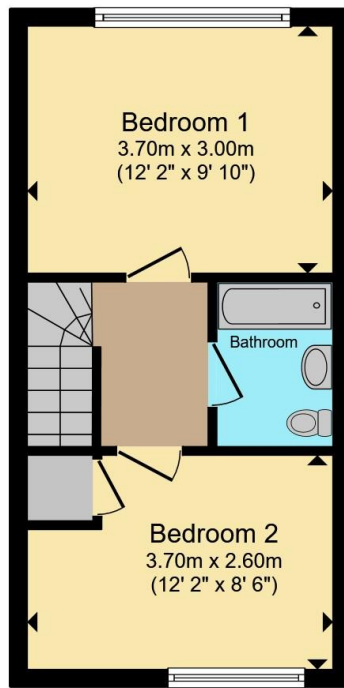
8' 6" x 12' 2" ( 2.59m x 3.71m )

**Bathroom**





**Ground Floor**



**First Floor**

Total floor area 57.7 m<sup>2</sup> (621 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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EPC Rating: D Council Tax Band: B

**view this property online [connells.co.uk/Property/BUK308198](http://connells.co.uk/Property/BUK308198)**

Tenure: Freehold



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