

2 Bedroom Modern Terrace

16 REVELS CLOSE, AYLESBURY
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LOCATION

Revels Close is conveniently located within easy reach of Aylesbury town centre, which is under a mile away and offers access to a wide range of shops, amenities and transport links. The area is well placed for everyday convenience, with schooling - just half a mile Broughton Junior & Infant School, green spaces and local facilities

THIS HOME FEATURES

50% SHARED OWNERSHIP
TWO DOUBLE BEDROOMS
MODERN FITTED KITCHEN
GUEST CLOAKROOM
PRIVATE ENCLOSED REAR
GARDEN
WALK TO TOWN
WALK TO STATION
DRIVEWAY PARKING

nearby. Regular transport connections make it a practical choice for commuters, while the central position also appeals to first-time buyers and investors seeking a well-connected residential setting.

LIVING AREA

2 BEDROOMS

The property benefits from two double bedrooms both with fitted wardrobes.

KITCHEN

Step into the modern kitchen space, complete with integrated fridge/freezer, oven and hob, dishwasher, and washing machine. This well-equipped kitchen offers convenience and functionality, making it an ideal space to prepare meals and handle daily household tasks. Enjoy the seamless integration of modern appliances in this contemporary kitchen setting.

BATHROOM

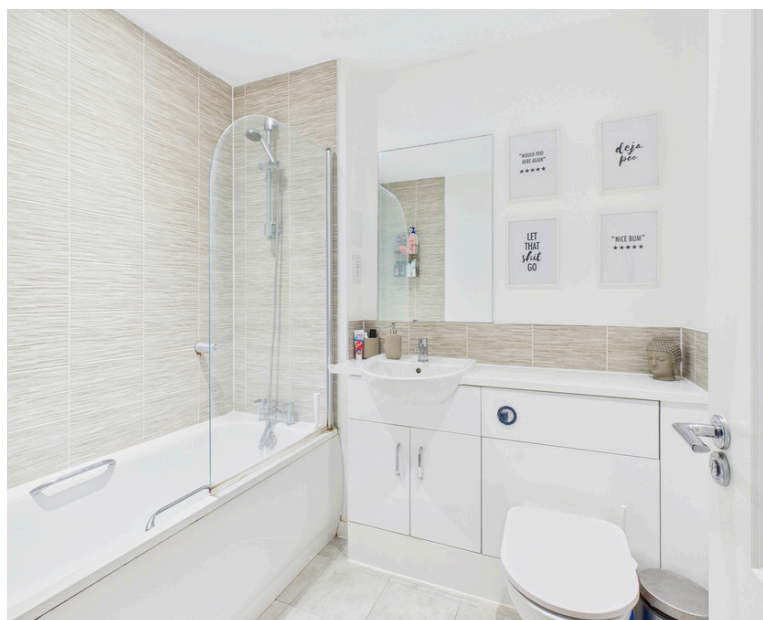
Discover the contemporary bathroom featuring sleek fixtures and the option of a bath with shower. Additionally, the property offers the convenience of a guest cloakroom, ensuring comfort for visitors. Enjoy the stylish and practical bathroom spaces within this property.

RECEPTIONS

Relax and entertain in the inviting lounge dining space, adorned with elegant French-style patio doors that open up to the charming rear garden. This versatile area offers ample room for both dining and unwinding, creating the perfect setting for enjoyable moments with family and friends.



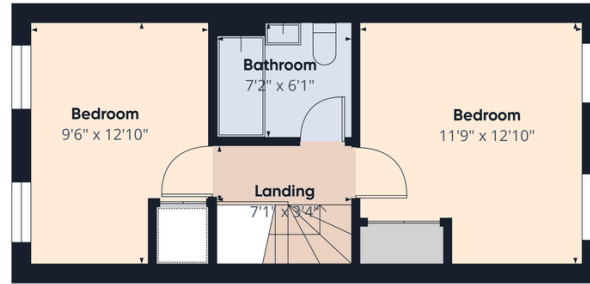
We Sold It are pleased to offer to the market this well-presented two-bedroom home, conveniently positioned within a central residential location less than a mile from the centre of town. The accommodation comprises an entrance hall with guest cloakroom, leading through to a spacious open-plan living and dining area, modern fitted kitchen with integrated appliances, providing a flexible and sociable layout ideal for modern living. Upstairs, there are two double bedrooms served by a family bathroom. Externally, the property benefits from an enclosed rear garden and driveway parking to the front, making this a practical and well-balanced home.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
704 ft²

(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.

GIRAFFE360

OUTSIDE

The rear garden of this property is a peaceful retreat, with a lawn, and patio area perfect for outdoor gatherings, and enclosed by timber panel fencing with convenient gated access to side..

PARKING

Driveway parking

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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