



Connells

Elmhurst Road
Aylesbury



Property Description

The property is accessed via a private entrance hall with stairs rising to the first floor. Upon entering the property, the hallway also provides access to a useful boarded loft space, ideal for additional storage.

The accommodation features a modern fitted kitchen with a comprehensive range of wall and base units. The current owners are including white goods within the sale, comprising a fridge, freezer, washing machine, and dishwasher, making this home ready to move straight into.

There is a generously sized lounge area, enhanced by a large front aspect window that allows an abundance of natural light to flood the room, creating a bright and welcoming living space.

The property offers two well-proportioned bedrooms, both benefiting from rear aspect windows and carpeted flooring, providing comfortable and versatile accommodation. All rooms are served by a stylish bathroom suite, renovated in recent years, featuring a bath with overhead shower, low-level WC, and wash hand basin, complemented by sleek, modern tiling throughout.

Externally, the property benefits from convenient lay-by parking and access to a small private garden area.

Situated within popular school catchments and close to local amenities, this property

represents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall

Loft access - boarded with ladder

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Window to front

Radiator

Carpet underfoot

Chimney breast

Kitchen

11' 3" x 6' (3.43m x 1.83m)

Window to rear

Extractor fan

Radiator

Tiling underfoot

Electric oven and gas hob

Washing machine

Dishwasher

Fridge freezer

(White goods staying)

Landing

Storage cupboard

Combi boiler

Thermostat (replaced 2023)

Bedroom One

11' 5" x 10' 1" (3.48m x 3.07m)

Carpet underfoot

Window to rear

Radiator

Bedroom Two

8' 11" x 8' 1" (2.72m x 2.46m)

Carpet underfoot

Window to rear

Radiator

Bathroom

Bath with overhead shower

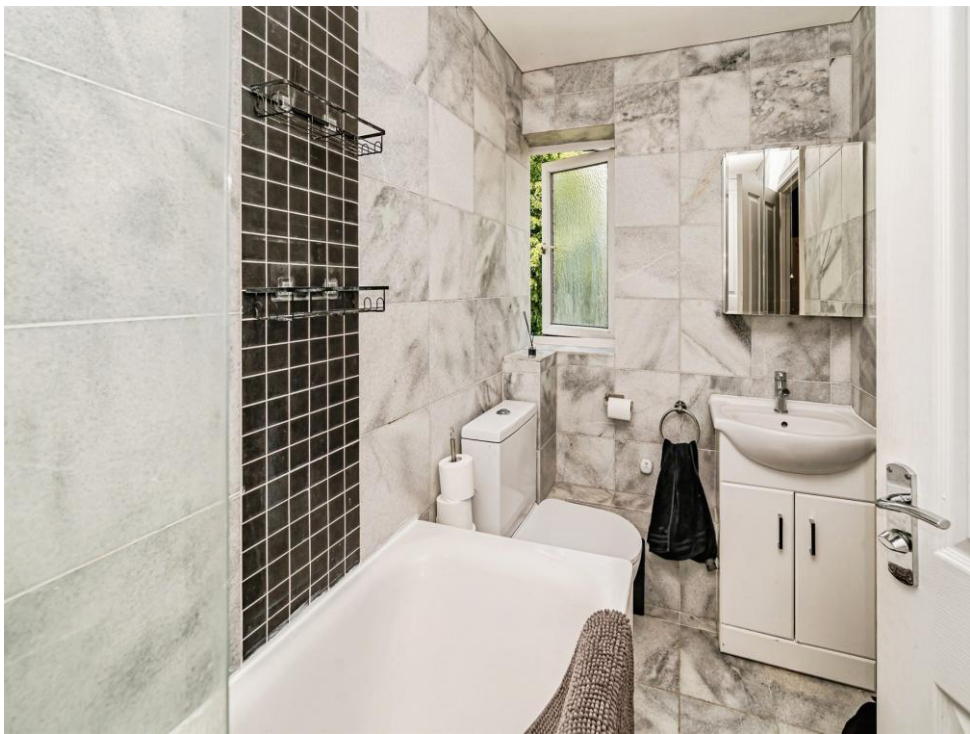
Wash hand basin

WC

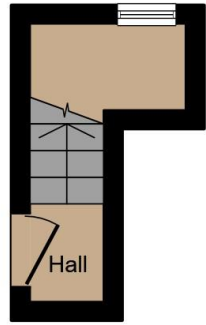
Window to side

Tiling

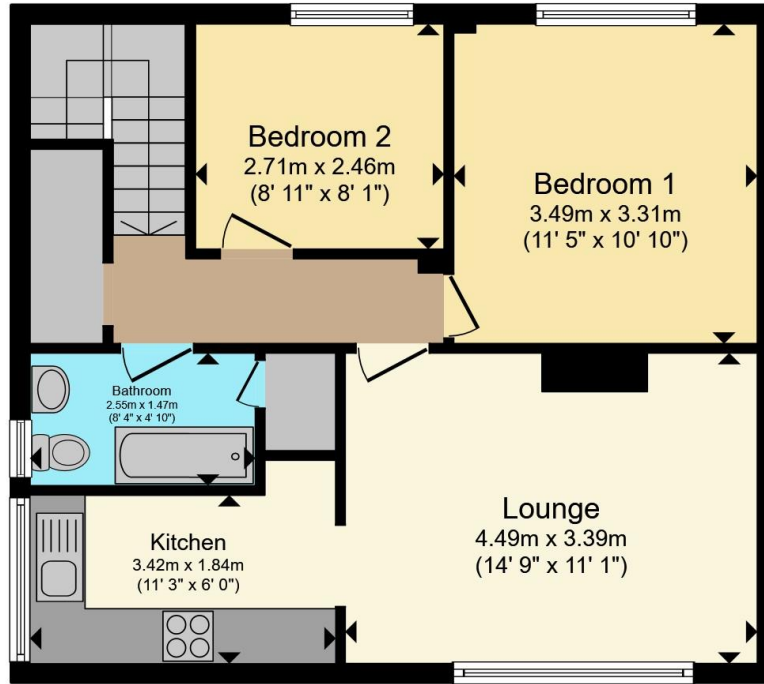








Ground Floor



First Floor

Total floor area 58.5 m² (630 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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2 Temple Street
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EPC Rating: C Council Tax Band: B

Service Charge: 450.00 Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313032

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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