



**Old Brewery Close, Aylesbury HP21 7SH**

**welcome to**

**Old Brewery Close, Aylesbury**

Brown & Merry are pleased to offer for sale this two-bedroom terraced property being situated within this popular cul-de-sac location, close to town centre, railway station and backing the grand union canal. The property features double glazing, gas heating system with radiators, entrance hall, living room, dining area, kitchen, two bedrooms, bathroom, enclosed rear garden backing canal, allocated parking.



## Accommodation Comprises

### Entrance Hall

### Lounge

11' 6" x 11' 5" ( 3.51m x 3.48m )

### Dining Room

8' 10" x 8' 4" ( 2.69m x 2.54m )

### Kitchen

8' 4" x 6' 7" ( 2.54m x 2.01m )

### Landing

With loft and drop down ladder

### Bedroom One

11' 5" max x 8' 10" max ( 3.48m max x 2.69m max )

With built-in storage wardrobe

### Bedroom Two

11' 5" max x 10' 2" max ( 3.48m max x 3.10m max )

### Bathroom

Fitted suite with bath and shower

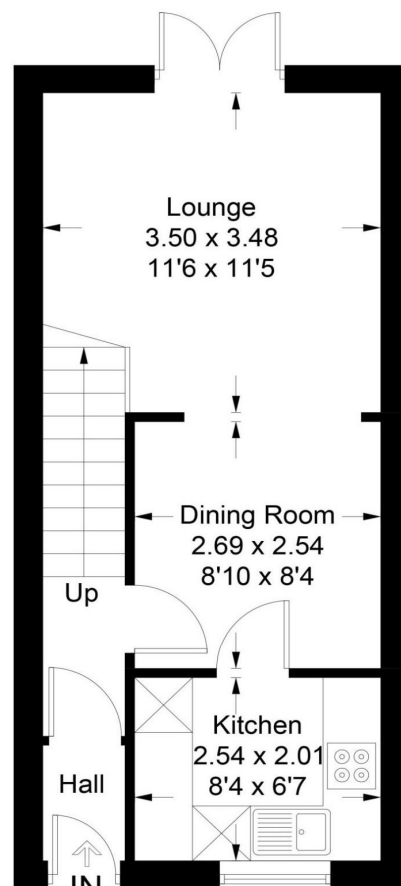
### Outside

Full size storage unit

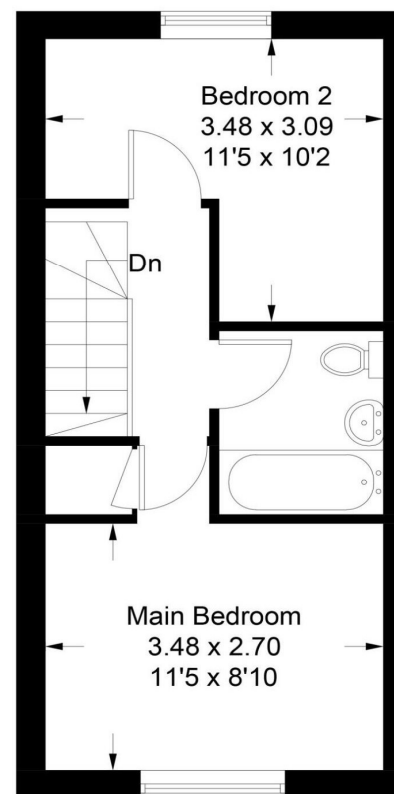
### Enclosed Rear Garden

Raised decking area

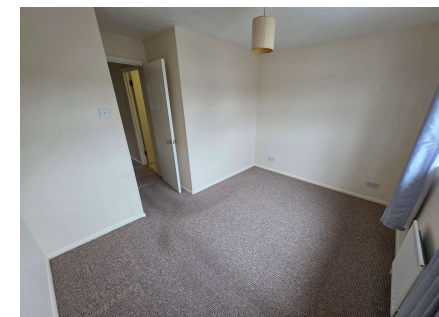
### Allocated Parking



Ground Floor



First Floor



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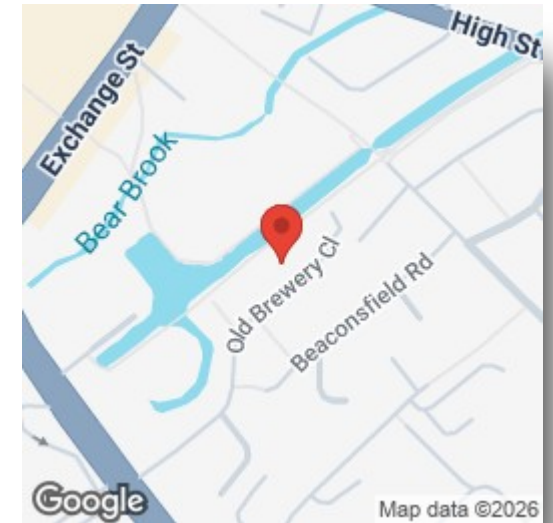
## Old Brewery Close, Aylesbury

- CLOSE TO TOWN CENTRE (0.6 mile) & RAILWAY STATION (0.7 mile)
- NO UPPER CHAIN
- BACKS ONTO GRAND UNION CANAL
- LIVING ROOM & DINING AREA
- TWO BEDROOMS
- ALLOCATED PARKING
- FITTED KITCHEN
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £279,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL116251 - 0010

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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