

Connells

Fairford Leys Way
Aylesbury

Fairford Leys Way
Aylesbury HP19 7FQ

for sale
£220,000







Property Description

Situated in the highly sought-after village of Fairford Leys, this well-presented one-bedroom coach house offers an excellent opportunity for first-time buyers and investors alike. Offered to the market with no upper chain, the property provides a straightforward purchase and is ready for its next owner to enjoy.

The accommodation comprises a bright and spacious living area, a fitted kitchen, a generous double bedroom, and a bathroom. The layout has been thoughtfully designed to maximise both space and practicality, making it an ideal home for modern living.

Externally, the property benefits from a single garage and an allocated parking space, providing additional storage.

Fairford Leys is a popular development renowned for its attractive village setting, local amenities, shops, restaurants, and excellent transport links. The property also falls within the catchment area for highly regarded grammar schools, making it an appealing choice for a wide range of buyers.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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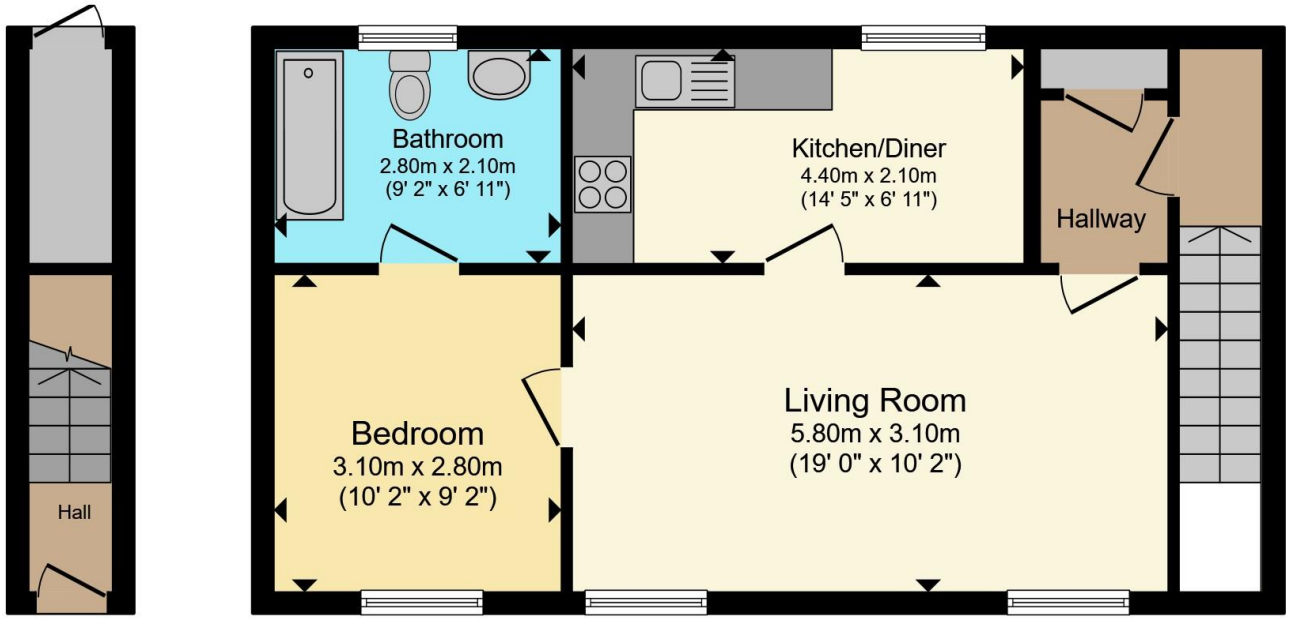

Total floor area 55.3 m² (596 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304890

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.