Connells

Napier Road
Aylesbury

Napier Road
Aylesbury HP19 7AY

for sale guide price
£300,000

Property Description

Situated on the highly sought-after Fairford Leys development, this well-presented two-bedroom mid-terrace home offers spacious and comfortable accommodation throughout, making it an ideal first-time purchase, investment opportunity, or home for those looking to downsize.

The accommodation begins with an entrance hall leading to a front-aspect kitchen, fitted with a range of wall and base units, an electric hob and oven, space for additional white goods, and plumbing for a washing machine. A convenient downstairs cloakroom completes this part of the home. To the rear, the bright and airy lounge provides an excellent living and entertaining space, with patio doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

On the first floor, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. Both bedrooms are served by a contemporary tiled bathroom comprising a panelled bath with overhead shower, WC, and wash hand basin.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with attractive flower beds and rear gate access. Further benefits include a garage and parking.

Ideally positioned close to Fairford Leys Village Centre and within easy reach of Aylesbury town centre, the property also benefits from excellent transport links and a wide range of local amenities nearby.

Entrance Hall

Door to front
Storage cupboard

Cloakroom

WC
Wash hand basin

Kitchen

Window to front
Wall and base units
Electric hob and oven
Space for white goods

Lounge

Door to rear
Window to rear

Bedroom One

Built in wardrobes

Window to rear

Bedroom Two

Window to front

Bathroom

Window to front
Bath with overhead shower
WC
Wash hand basin

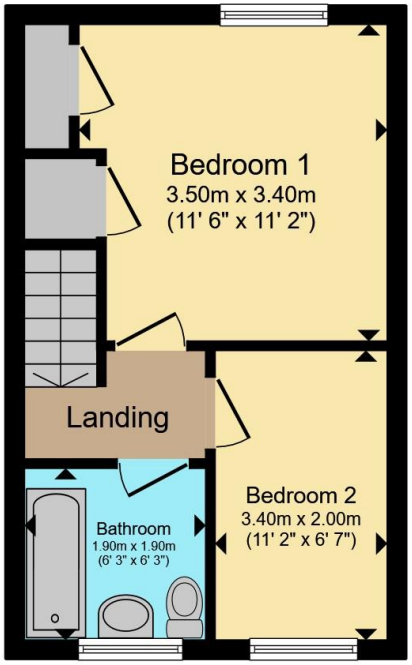
Garage

Parking

Agents Note

Please note that the AML fee covers 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.

Ground Floor



First Floor

Total floor area 54.4 m² (586 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

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EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

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