



Connells

Albion Street
Aylesbury



Property Description

The property comprises an entrance hall leading into a front aspect living room, enhanced by a charming bay window that allows natural light to flood the space. A feature fireplace provides a focal point to the room. The ground floor also offers a second reception room, currently used as a dining room by the owners, which similarly benefits from a fireplace and leads through to the modern galley-style kitchen.

The kitchen provides rear garden access via sliding patio doors and features a contemporary finish with splash-back tiling, a range of wall and base units, electric oven, gas hob, and space for white goods. An extended breakfast bar adds further practicality. The ground floor is complemented by stunning Victorian wood flooring, with tiled flooring to the kitchen.

To the first floor, the landing provides loft access and leads to three well-proportioned bedrooms, with the master bedroom benefiting from a built-in wardrobe. All bedrooms feature Victorian wood flooring. The home is served by a large family bathroom, fitted with a shower cubicle, a bath with shower attachment, WC, and wash hand basin.

Externally, the south-facing rear garden offers

a combination of patio and lawn, along with direct canal access, creating a peaceful outdoor retreat. Parking is available via a permit, with the current owner paying £73 per year.

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

Entrance Hall

Victorian wood flooring

Lounge

Victorian wood flooring

Bay window to front

Radiator

Fireplace

Dining Room

Victorian wood flooring

Fireplace

Window to rear

Radiator

Kitchen

Understairs cupboard
Combi boiler - serviced annually
Window to side and rear
Sliding door
Wall and base units
Sink/drain
Electric oven and gas hob
Space for freestanding fridge/freezer
Tiling underfoot

Landing

Carpet underfoot
Loft access
Storage cupboard

Bedroom One

Victorian wood flooring
Radiator
Window to rear
Built in wardrobe
Internal window to landing

Bedroom Two

Two windows to front
Victorian wood flooring
Radiator

Bedroom Three

Victorian wood flooring

Radiator
Window to front

Bathroom

Bath with shower head
Shower cubicle
WC
Wash hand basin
Radiator
Window to rear
Tiling

Rear Garden

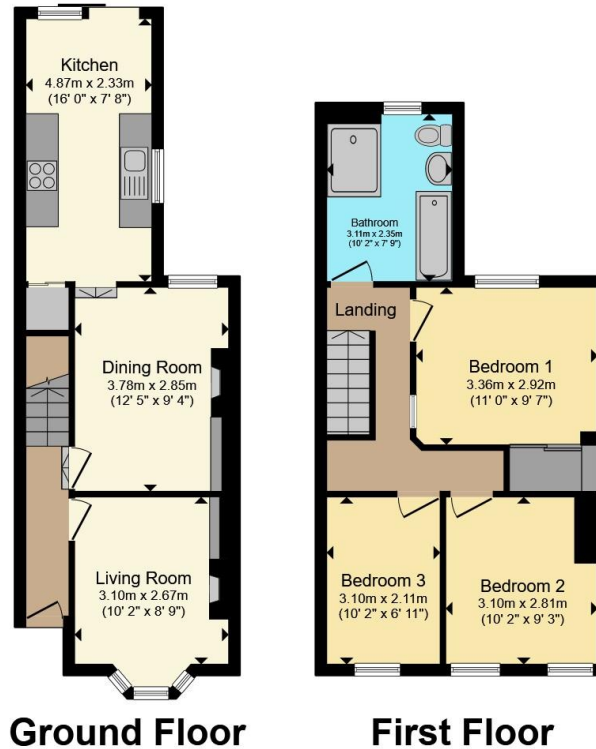
Patio
Access to canal
Outside tap
South facing
Side access

Parking

Residents parking - £73 per year







Total floor area 79.9 m² (860 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

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2 Temple Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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