





Property Description

Offered to the market with no upper chain, this freehold one-bedroom first-floor maisonette is ideally situated within the popular Southside of Aylesbury, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation is well presented throughout and comprises an entrance hall with useful downstairs storage and plumbing for a washing machine, with stairs leading to the first floor. The spacious landing provides a versatile area that could be utilised as a home office, study space, or additional storage. The heart of the home is the bright open-plan lounge/kitchen, featuring two front-facing windows that allow for plenty of natural light. The fitted kitchen offers a range of wall and base units, work surfaces, stainless steel sink, electric cooker with extractor hood, and space for additional appliances.

The property further benefits from a comfortable double bedroom overlooking the rear aspect and a bathroom fitted with a white suite incorporating a bath with electric shower over.

Externally, the maisonette enjoys a private rear courtyard garden, providing a pleasant outdoor seating area, along with a hardstanding driveway offering off-road

parking for one to two vehicles.

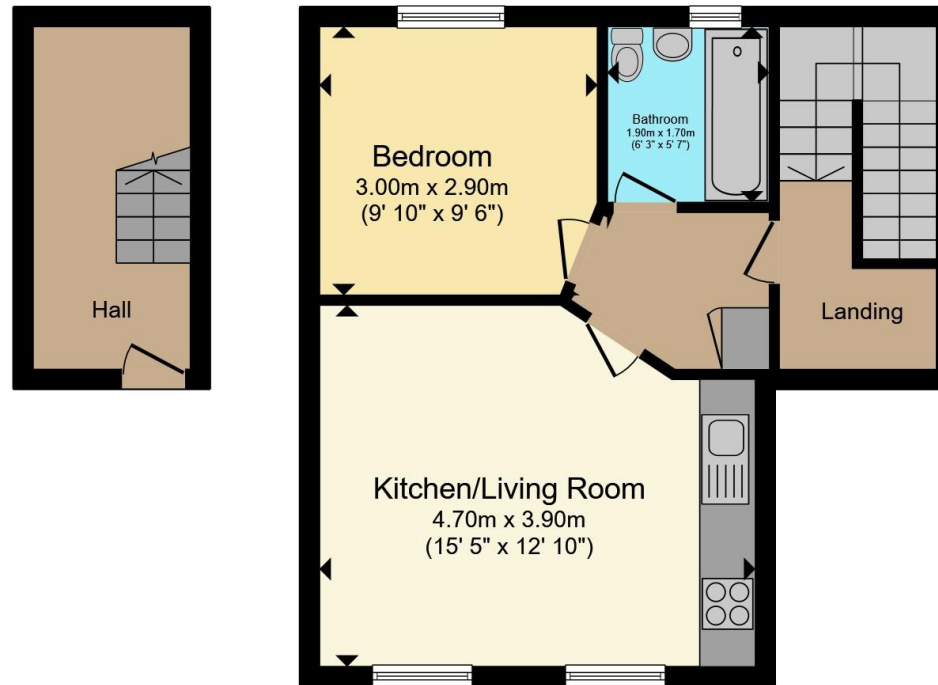
Agents Note

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









Ground Floor

First Floor

Total floor area 45.9 m² (494 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: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/ALS311647



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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