





Property Description

CONNELLS are delighted to present this attractive one-bedroom cluster home, offering an excellent opportunity for first-time buyers seeking a freehold property. Set on the sought-after Holly Drive within a popular residential area, the home enjoys a peaceful position in a cul-de-sac.

Upon entering, you are welcomed into a bright and versatile living space, providing room for both relaxation and a dedicated work-from-home area. The sofa may be included within the sale. The contemporary kitchen is fitted with modern units and integrated appliances, including an oven, electric hob, refrigerator, and washing machine.

Upstairs, the property features a modern bathroom with a three-piece suite comprising a bath with overhead shower, W/C, and a sleek vanity unit. The generously sized bedroom offers comfortable proportions, with the bed and a freestanding cabinet available subject to negotiation.

Externally, the home benefits from a private patio garden, ideal for outdoor dining or quiet enjoyment. A powered shed provides additional storage or hobby space, while off-street parking adds everyday convenience.

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

Lounge

15' x 13' 1" (4.57m x 3.99m)

Door to front

Window to front

Carpet underfoot

Radiator

Understairs storage

Kitchen

7' x 5' 7" (2.13m x 1.70m)

Tiling underfoot

Window to side

Splashback

Electric oven and hob

Sink/drainage

Washing machine

Extractor fan

Landing

Carpet underfoot

Bedroom

12' 8" x 9' 2" (3.86m x 2.79m)

Window to front
Carpet underfoot
Radiator

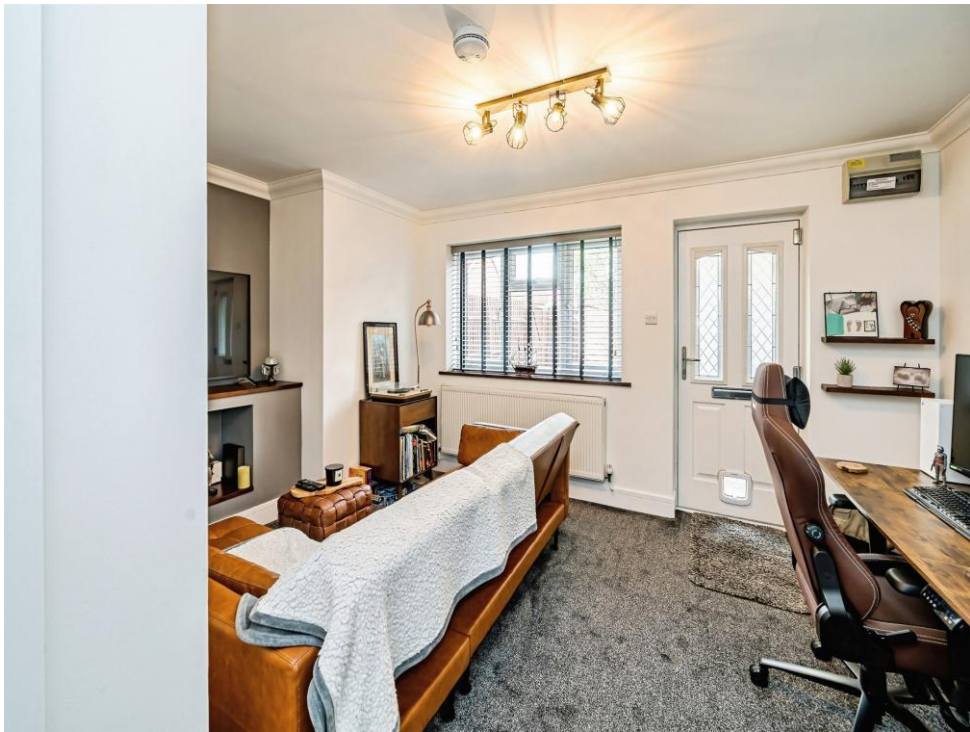
Bathroom

Bath with overhead shower
Tiling underfoot
Tiling
WC
Wash hand basin
Extractor fan
Towel radiator

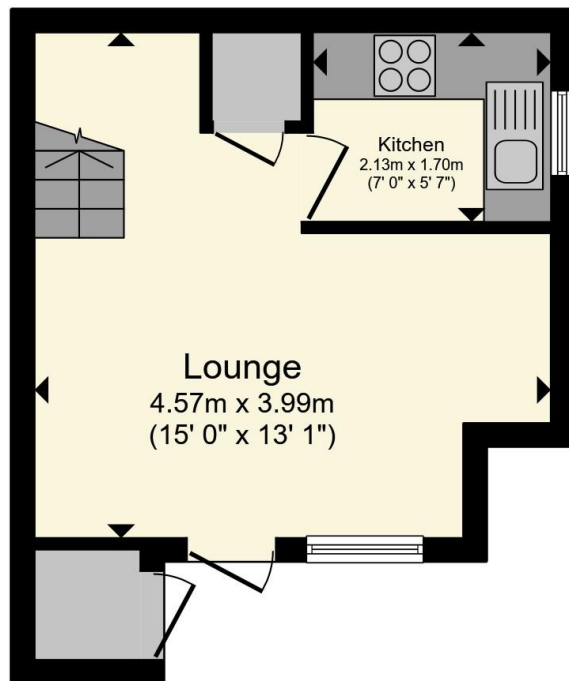
Parking

One allocated space

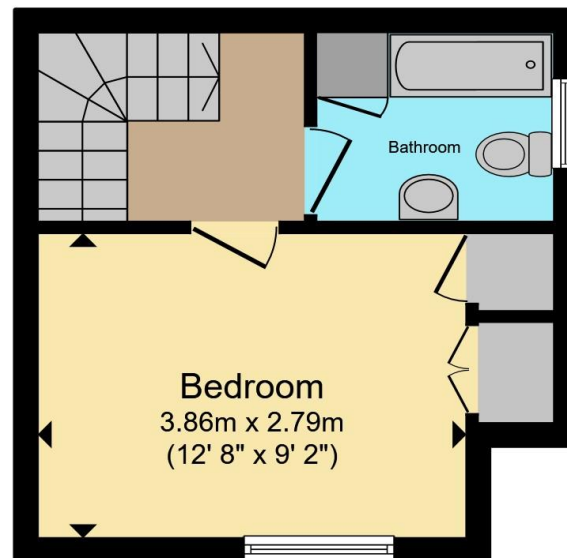








Ground Floor



First Floor

Total floor area 41.3 m² (445 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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313112



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS313112 - 0006