



147 Holly Drive, Aylesbury
£285,000



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Aylesbury

Immaculate two bedroom terraced house with no onward chain. Features spacious lounge/diner, enclosed south-west garden, off-street parking, and flexible living space. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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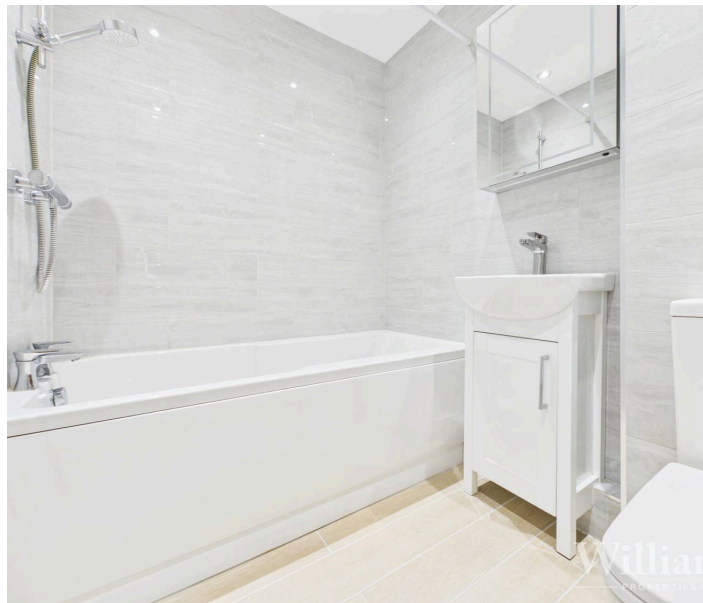


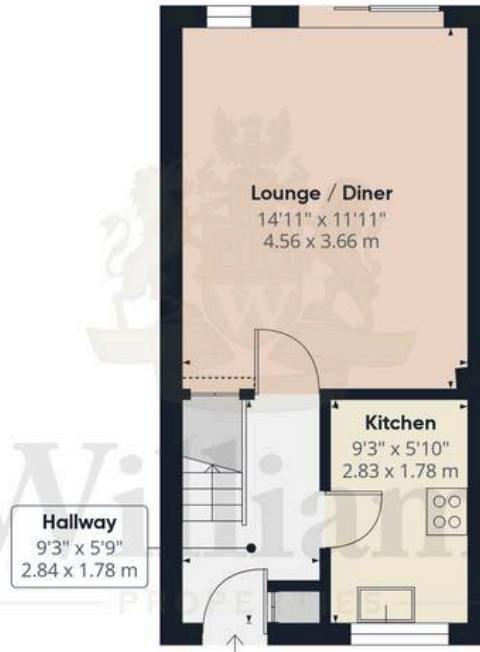
Ground Floor

The property is entered via a hallway, with stairs rising to the first floor and access to the principal ground floor accommodation. Positioned to the front is a fitted kitchen, comprising a range of wall and base units with work surfaces over, an integrated oven and hob, and space for further appliances. To the rear is a generous lounge/diner, providing ample room for both seating and dining furniture. French doors open directly onto the rear garden, creating a natural connection with the outdoor space and allowing plenty of natural light into the room.

First Floor

The first floor is arranged around a central landing, providing access to two well-proportioned bedrooms and the family bathroom. Both bedrooms offer comfortable accommodation with space for freestanding furniture, while the smaller bedroom also benefits from built-in storage. Completing the first floor is a modern family bathroom, fitted with a bath with shower over, vanity wash basin and WC, finished with contemporary tiling.





Approximate total area⁽¹⁾

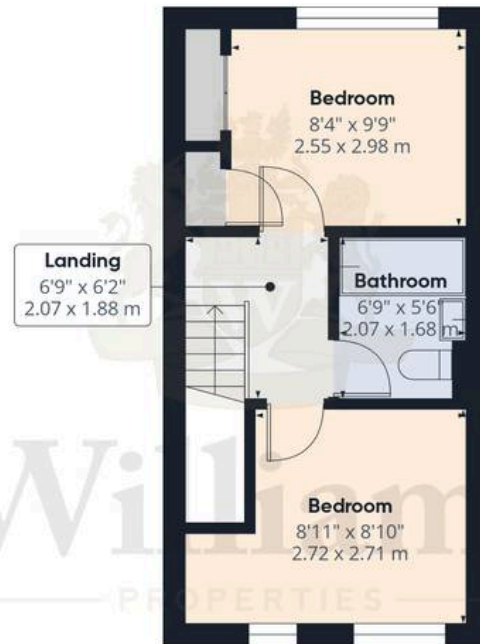
548 ft²

50.9 m²

Reduced headroom

1 ft²

0.1 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is

