

Connells

Upper Abbotts Hill
Aylesbury

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Aylesbury HP19 7ST

for sale
£280,000







Property Description

Situated in a convenient and family-friendly location, this well-presented two-bedroom end-of-terrace home offers spacious accommodation throughout and would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The property opens into an entrance porch, leading through to a generous 19ft front-aspect living room, featuring an attractive fireplace that creates a welcoming focal point to the space. Stairs rise to the first floor, while to the rear of the home is a modern fitted kitchen comprising a range of contemporary gloss wall and base units, integrated white goods and direct access to the rear garden.

On the first floor, the property benefits from two well-proportioned double bedrooms, with the rear-aspect principal bedroom further enhanced by a useful built-in storage cupboard. The bedrooms are served by a stylish family bathroom fitted with a walk-in shower, wash hand basin and WC.

Externally, the home enjoys an enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining.

Further benefits include a separate garage and on-street parking.

Ideally situated within catchment for sought-after Aylesbury primary and secondary schools, the property also offers easy access to Fairford Leys Village Centre, Aylesbury train station and a range of local amenities, making it perfectly positioned for commuters and families alike.

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.





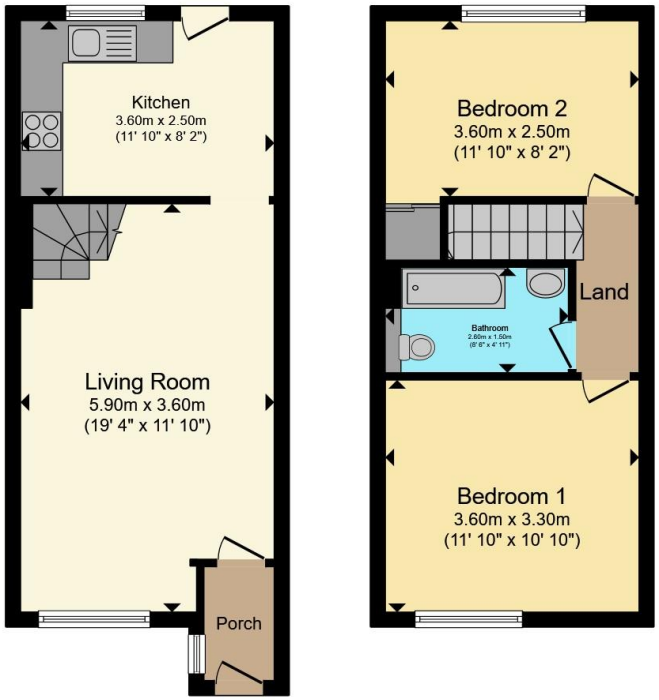












Ground Floor **First Floor**

Total floor area 61.5 m² (662 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

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6 Hampden Square
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304984

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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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