



7 Lupin Court, Aylesbury

In Excess of £250,000



7 Lupin Court

Aylesbury, Aylesbury

Well-presented two bedroom cluster-house in a private location, with modern kitchen, spacious living, garden outbuilding (with power), and contemporary bathroom. Ideal for first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Lounge / Diner

Enter through the front door into the lounge/diner, comprised of wood effect flooring, a window overlooking the front garden, wood effect flooring, a pendant light to the ceiling, carpeted stairs to the first floor, under stairs storage cupboard, open plan access to the kitchen and space for a range of living and dining room furniture.

Kitchen

This kitchen features tiled flooring, dual aspect windows to the side and front aspects, a light to the ceiling and range of wall and base mounted units including integrated appliances such as a fridge/freezer, oven, stove, dishwasher, sink with a mixer tap and space for further white goods e.g. washing machine.

Landing

The first floor landing is comprised carpeted flooring, a pendant light to the ceiling and doors to both bedrooms and the bathroom.

Bedroom Two

The second bedroom, currently being utilised as a home office, features carpeted flooring, window to the front aspect and a fitted light to the ceiling. Space for a single bed and other bedroom furniture.

Bathroom

This bathroom features tiled flooring, a panelled bathtub with a mixer tap and overhead shower, frosted window, low level w/c, tiling to splash sensitive areas and a hand wash basin with a mixer tap integrated into a vanity unit.

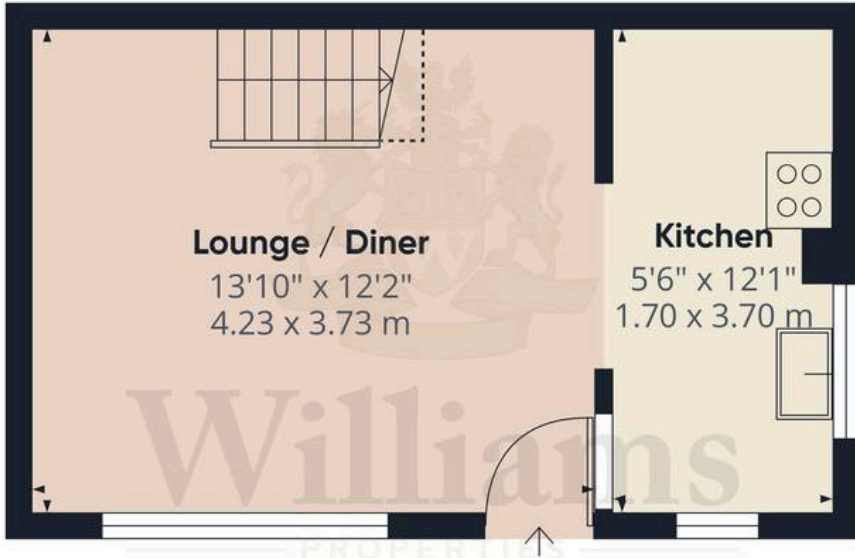
Master Bedroom

The master bedroom features carpeted flooring, an inset wardrobe, window to the front aspect, pendant light and space for a double bed and other bedroom furniture.

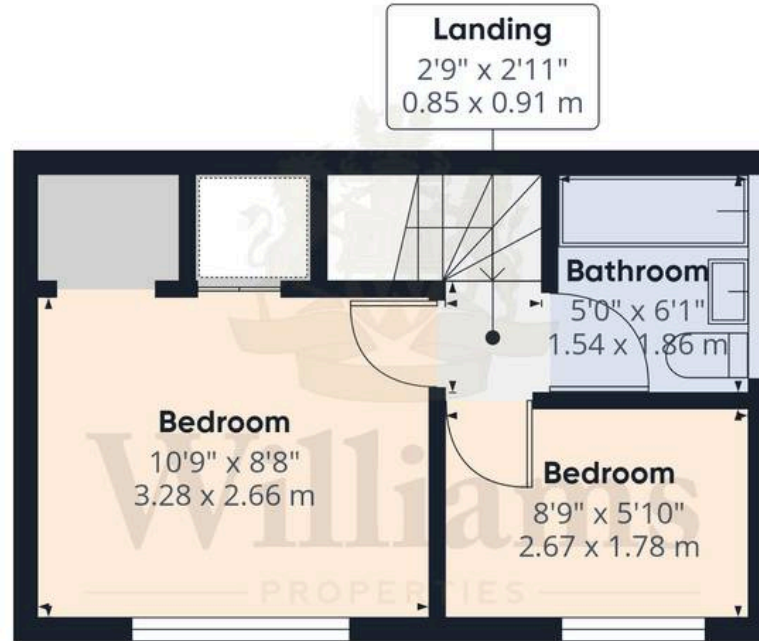
Outbuilding

The outbuilding, found at the bottom of the garden features double doors, a window to the side, power and lighting, a bar and space for a range of furniture.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

548 ft²

50.8 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is

