



Connells

Parrot Close
Aylesbury

Parrot Close Aylesbury HP21 8UU

for sale offers in excess of
£290,000



Property Description

Situated in a popular residential location, this extended and beautifully maintained two-bedroom mid-terrace home offers well-balanced accommodation, a modern finish throughout, and the benefit of two allocated parking spaces.

The front door opens into a spacious lounge/dining room, featuring front-aspect windows, a useful storage cupboard, and stairs rising to the first floor. Beyond the living area, a separate utility room provides plumbing for a washing machine, space for a tumble dryer, and a range of wall and base units for additional storage. A convenient downstairs WC is accessed from the utility room.

To the rear of the property, the recently extended kitchen has been thoughtfully designed and fitted with a contemporary range of units, integrated fridge/freezer, electric oven, and gas hob. The kitchen also enjoys direct access to the rear garden via patio doors, creating an ideal space for both everyday living and entertaining.

On the first floor, the landing benefits from an airing cupboard and leads to two bedrooms, with the principal bedroom featuring built-in wardrobes. Both bedrooms are served by a modern family bathroom comprising a panelled bath, separate shower cubicle, WC, and wash hand basin.

Externally, the property offers an enclosed rear garden, featuring a raised lawn area, patio seating space, and a timber-built shed. Further benefits include two allocated parking spaces.

Lounge

Door to front
Stairs to first floor
Storage cupboard
Window to front

Utility Room

Plumbing for washing machine
Space for dryer
Wall and base units

Cloakroom

WC
Wash hand basin
Part tiled

Kitchen

Newly extended
Wall and base units
Tiled flooring
Sink/drain
Window to rear
Door to rear
Integrated electric oven and gas hob
Integrated fridge/freezer
Extractor fan

Landing

Airing cupboard

Bedroom One

Two windows to front
Built in wardrobe
Wooden flooring

Bedroom Two

Window to rear

Bathroom

Shower cubicle
Bathtub
WC
Wash hand basin
Shaving point
Part tiled
Window to rear

Parking

Two allocated spaces

Rear Garden

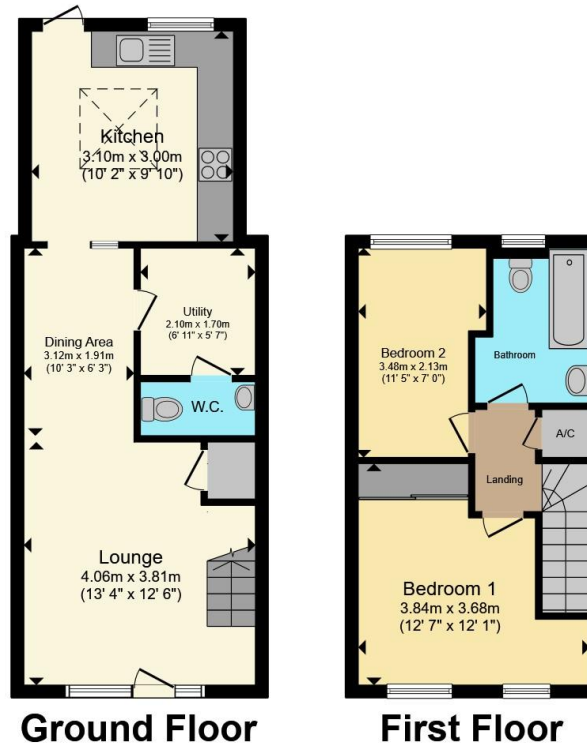
Agents Note

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









Total floor area 67.8 m² (730 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



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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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