



Connells

Iris Close
Aylesbury



Property Description

A well-presented two bedroom home positioned at the end of a terrace, offered to the market with no onward chain and ready for immediate occupation. The property enjoys a convenient setting close to Aylesbury Town Centre, Stoke Mandeville and key transport connections, making it an ideal choice for first-time buyers, downsizers or investors.

The ground floor opens with an entrance hall featuring useful storage cupboards, leading into a bright front aspect living room where a bay window allows natural light to flow throughout the space. To the rear, the newly fitted kitchen offers modern gloss wall and base units, electric hob and oven, sink/drainer, and fridge freezer included.

Upstairs, the home provides two well-proportioned double bedrooms, both front aspect, served by a family bathroom complete with bathtub and overhead shower, WC and wash hand basin.

Externally, the enclosed rear garden is laid to lawn, offering a private outdoor space to enjoy.

The property further benefits from an allocated parking space.

The Willows development is conveniently located on the Western outskirts of town yet

still being within walking distance of the railway station and town centre with it's wide range of shopping and leisure facilities. The position of the development offers easy access by car to Thame, Oxford and the M40 as well as the A41 to Bicester. Aylesbury railway station offers a frequent service to London (Marylebone) in around an hour.

Entrance Hall

Storage cupboard
Door to front

Living Room

Bay window to front

Kitchen

Newly fitted kitchen
Window to front
Space for white goods
Sink/drainer
Electric hob and oven

Bedroom One

Window to front

Bedroom Two

Window to front

Bathroom

Bath

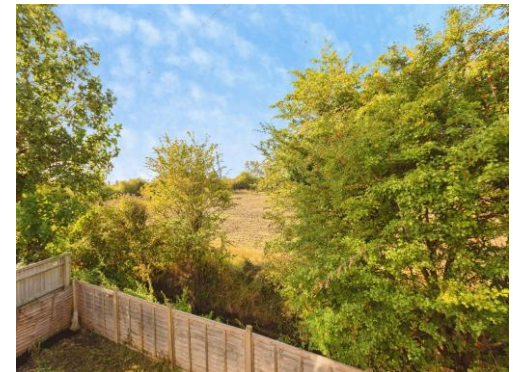
WC

Wash hand basin

Window to front

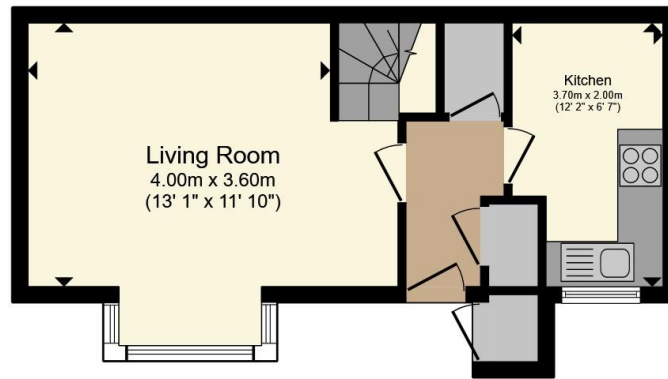
Agents Note

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

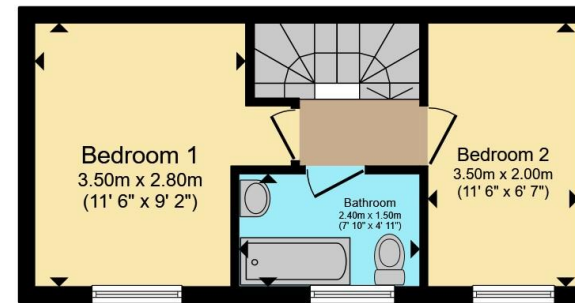








Ground Floor



First Floor

Total floor area 56.7 m² (611 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: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304889



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