



Connells

Mill Meadow
Aylesbury



Property Description

Offered to the market with no onward chain, this well-presented two-bedroom end-of-terrace home is situated on the highly sought-after Fairford Leys development, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Benefiting from a garage, low-maintenance rear garden, and excellent transport links, the property offers comfortable and convenient living in a popular residential location.

The accommodation begins with an entrance hall providing access to the first floor. Positioned to the front of the property, the kitchen is fitted with a range of wall and base units, incorporating a sink and drainer, gas hob, and electric oven, with ample space for additional appliances.

To the rear, the spacious living room is bright and welcoming, featuring a charming faux fireplace and direct access to the rear garden, creating an ideal space for both relaxing and entertaining.

The first floor comprises two bedrooms, with the principal bedroom benefiting from built-in wardrobes, providing excellent storage. The family bathroom is fitted with a bath and overhead shower, wash hand basin, and WC.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn,

offering a private outdoor space with minimal upkeep required. Further benefits include a garage and on-street parking.

Entrance Hall

Kitchen

Window to front

Lounge

Window to rear

Door to rear

Bedroom One

Two windows to front

Built in wardrobe

Bedroom Two

Window to rear

Bathroom

Window to rear

Bath with overhead shower

WC

Wash hand basin

Rear Garden

Enclosed rear garden

Laid lawn

Garage

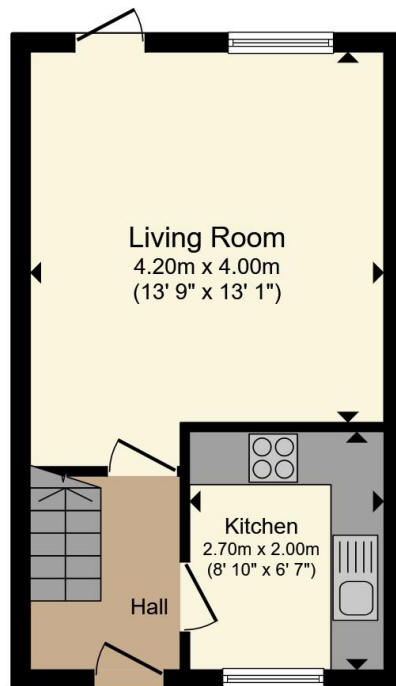
Agents Note

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.

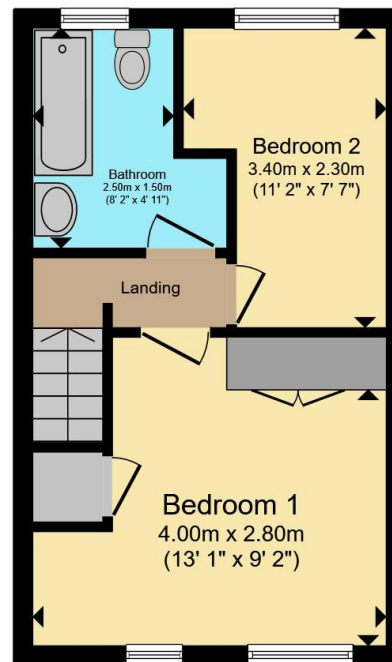








Ground Floor



First Floor

Total floor area 56.0 m² (603 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 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304953



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