

Connells

Parslow Close
Aylesbury

Parslow Close
Aylesbury HP21 9JD

for sale offers in excess of
£290,000







Property Description

** NO UPPER CHAIN ** Connells are delighted to present this well-located two-bedroom terraced home, set within a highly sought-after residential area of Aylesbury.

The property offers well-proportioned accommodation throughout, comprising a spacious lounge/dining room, a fitted kitchen, and a convenient downstairs cloakroom. To the first floor are two bedrooms and a family bathroom suite.

Externally, the property benefits from an enclosed rear garden providing a private outdoor space, along with a garage and an additional allocated parking space.

Aylesbury town centre is just a short distance away, offering a wide range of amenities including shops, restaurants, bars, and leisure facilities. The area is also popular with families, boasting several well-regarded grammar schools, along with green open spaces such as Vale Park and the Aquavale Swimming & Fitness Centre.

Excellent transport links are easily accessible, with the A41 providing connections to the M1 and M25, and Aylesbury railway station offering direct services into London Marylebone.

Ideal for first-time buyers, investors, or downsizers, this property combines convenience, comfort, and location.

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

Entrance Hall

Door to front aspect, radiator, stairs rising to first floor.

Cloakroom

Low level WC, wash hand basin, wall-mounted gas boiler, radiator.

Living Room

Sliding patio doors to rear aspect, radiator, under stairs storage cupboard.

Kitchen

Fitted with a range of base and wall-mounted units with work surface to complement, window to front aspect, single drainer stainless steel sink unit with mixer tap, cooker point with extractor fan over, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall, loft access.

Bedroom One

Window to rear aspect, built-in wardrobes, radiator, airing cupboard housing hot water cylinder.

Bedroom Two

Window to side aspect, built-in wardrobes, radiator.

Bathroom

White suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, part tiled walls, radiator.

Outside

Front Garden

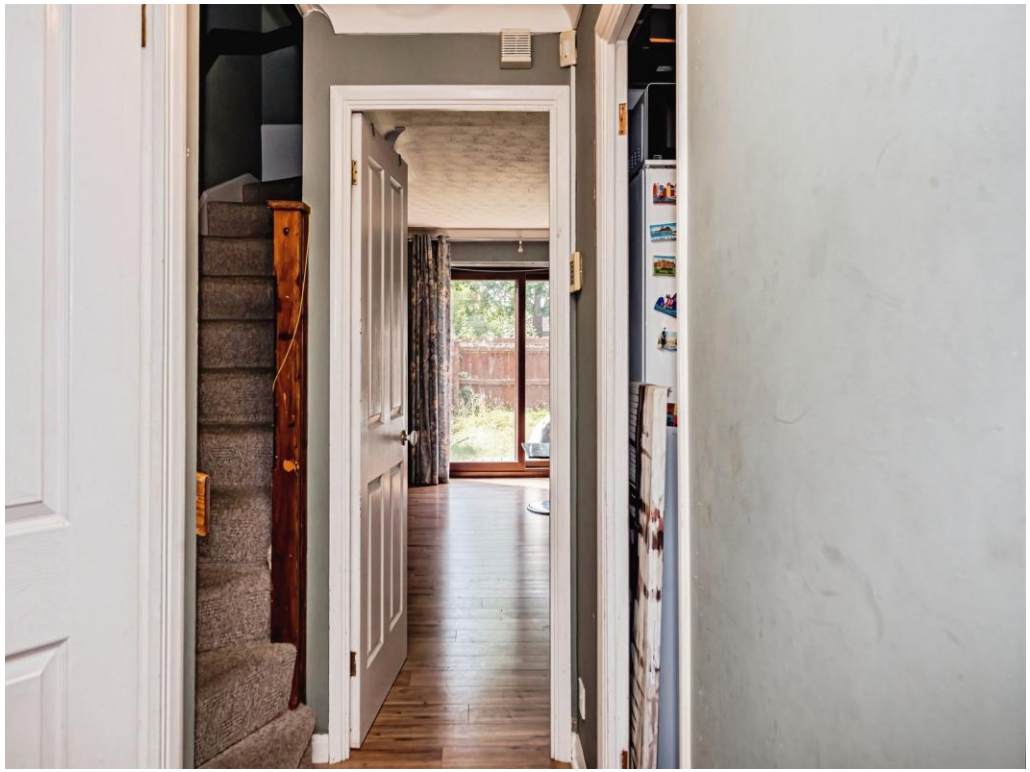
Lawn area with path to front door, outside storage cupboard.

Rear Garden

Mainly laid to lawn with timber decking area, all enclosed by panel fencing, gated rear access.

Garage/Parking

Garage in a nearby block with further parking space.







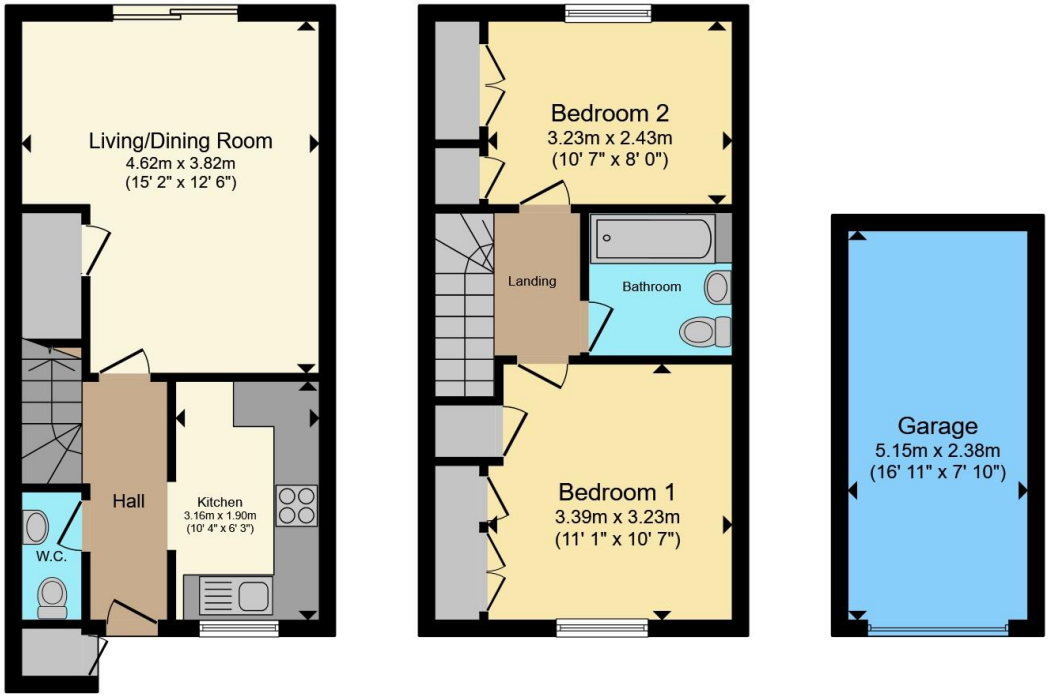












Ground Floor **First Floor** **Garage**

Total floor area 75.1 m² (808 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

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6 Hampden Square
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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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