



Connells

Hastoe Park
Aylesbury



Property Description

Step into comfort and convenience with this well-presented two-bedroom mid-terraced home, ideal for first-time buyers or those looking to step onto the property ladder through shared ownership (35%).

The property opens with a recently re-roofed entrance porch, leading into a welcoming hallway. At the rear, the kitchen offers a practical layout with a range of wall and base units, tiled flooring, and ample space for freestanding appliances—perfect for everyday cooking and entertaining.

The spacious lounge is a standout feature, bathed in natural light thanks to dual aspect windows, creating a bright and airy living space for relaxing or hosting guests.

Upstairs, you'll find two comfortable bedrooms, both benefiting from built-in cupboards for smart storage solutions. The bathroom is fitted with a bath and mixer tap, while the WC is conveniently located in a separate room next door.

Additional highlights include:

White good happy to be left in situ - Cavity

wall insulation and gas combi boiler. Fully insulated loft for improved energy efficiency

, garage located in a separate block
, quiet residential setting with easy access to local amenities

. This home offers a fantastic opportunity to own a well-maintained property with practical features and room to make it your own.

Agents Note

£365.74 RENT PCM

£416 PER ANNUM - MAINTANENCE CHARGE

Entrance Porch

Door to front

Entrance Hall

Radiator

Laminate flooring (original woodblock floor underneath)

Lounge

23' 2" max x 10' 8" max (7.06m max x 3.25m max)

Window to front and rear

Laminate flooring (original woodblock floor underneath)

Two radiators

Kitchen

11' 2" max x 5' 9" max (3.40m max x 1.75m max)

Window to rear

Tiling underfoot

Wall and base units

Sink/drainer

Landing

Airing Cupboard

Bedroom One

15' 3" max x 8' 6" max (4.65m max x 2.59m max)

Window to front

Carpet underfoot

Radiator

Two fitted cupboards

Bedroom Two

14' 3" max x 8' 9" max (4.34m max x 2.67m max)

Window to rear

Carpet underfoot

Radiator

Built in cupboards

Bathroom

Window to rear

Vinyl underfoot

Bath/mixer

Part tiling

Wash hand basin

Wc

Window to rear

Vinyl underfoot

WC

Loft Space

Fully insulated

Garage

19' 5" max x 8' 2" max (5.92m max x 2.49m max)

Door to rear

Up and over door to front

Door from patio into garage









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.focalagent.com

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: E Council Tax Band: B

Service Charge: 279.32 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312512

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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