

Connells

Albion Street
Aylesbury

Albion Street
Aylesbury HP20 1RD

for sale offers in excess of
£300,000







Property Description

The accommodation begins with a welcoming entrance hall, leading through to a bright and spacious living room positioned at the front of the property. A beautiful bay window fills the room with natural light, while an attractive feature fireplace adds character and warmth. A second reception room, currently arranged as a dining area, also benefits from a feature fireplace.

The kitchen has been thoughtfully designed with a range of modern wall and base units, complementary splashback tiling, an electric oven, gas hob, and space for white goods. Sliding patio doors open directly onto the rear garden, while an extended breakfast bar offers a practical space for casual dining. The ground floor further benefits from charming Victorian wooden flooring throughout the reception rooms, with tiled flooring fitted in the kitchen.

Upstairs, the first-floor landing provides access to the loft and serves three generously sized bedrooms. The principal bedroom enjoys the added advantage of a built-in wardrobe, while all bedrooms continue the property's period appeal with Victorian wooden flooring. The accommodation is completed by a spacious family bathroom

Outside, the south-facing rear garden provides an enjoyable mix of patio and lawned areas.A particular highlight is the direct access to the canal, offering a tranquil and scenic setting. Resident permit parking is available, with the current annual permit cost being approximately £73.

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

Victorian wood flooring

Lounge

Victorian wood flooring
Bay window to front
Radiator
Fireplace

Dining Room

Victorian wood flooring
Fireplace
Window to rear
Radiator

Kitchen

Understairs cupboard
Combi boiler - serviced annually
Window to side and rear
Sliding door
Wall and base units
Sink/drainer
Electric oven and gas hob
Space for freestanding fridge/freezer
Tiling underfoot

Landing

Carpet underfoot
Loft access
Storage cupboard

Bedroom One

Victorian wood flooring
Radiator
Window to rear
Built in wardrobe
Internal window to landing

Bedroom Two

Two windows to front
Victorian wood flooring
Radiator

Bedroom Three

Victorian wood flooring
Radiator
Window to front

Bathroom

Bath with shower head
Shower cubicle
WC
Wash hand basin
Radiator
Window to rear
Tiling

Rear Garden

Patio
Access to canal
Outside tap
South facing
Side access

Parking

Residents parking - £73 per year

















Ground Floor **First Floor**

Total floor area 79.9 m² (860 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

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313171

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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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