



## WEDGWOOD STREET, FAIRFORD LEYS, AYLESBURY

PRICE £315,000

FREEHOLD

A two bedroom terraced house located in the popular Fairford Leys development, ideally positioned close to local schools and amenities. The property offers a kitchen/breakfast room, living room, downstairs cloakroom and utility. Upstairs are two bedrooms and a family bathroom. Outside, the home benefits from a private garden, garage and off-road parking.



## WEDGEWOOD STREET

- FAIRFORD LEYS DEVELOPMENT • TWO BEDROOM TERRACED HOUSE • DUAL-ASPECT LIVING ROOM WITH FIREPLACE • UTILITY ROOM • GARAGE WITH LIGHT AND POWER • ENCLOSED REAR GARDEN • CLOSE TO LOCAL SCHOOLS AND AMENITIES • DOWNSTAIRS CLOAKROOM



### LOCATION

Fairford Leys is a popular development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

### ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs rising to the first floor. The dual-aspect living room is bright and welcoming, enhanced by a feature fireplace that creates a pleasant focal point. The kitchen/breakfast room is fitted with an inset gas hob and oven, with space for a fridge and a small dining set.

Adjacent to the kitchen is a useful utility room, offering space for a washing machine and a storage cupboard, while a downstairs cloakroom completes the ground floor accommodation.

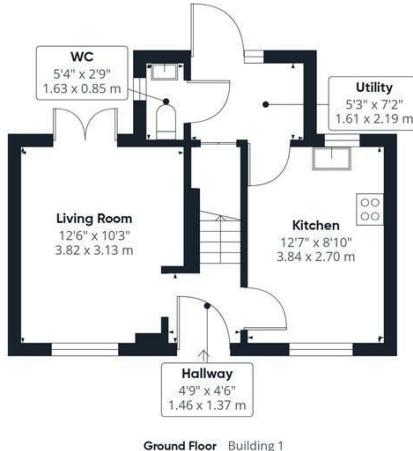
On the first floor, the landing benefits from an airing cupboard and loft access. There are two bedrooms,

a single and a double, with the main bedroom featuring built-in wardrobes, and a family bathroom serving both rooms.

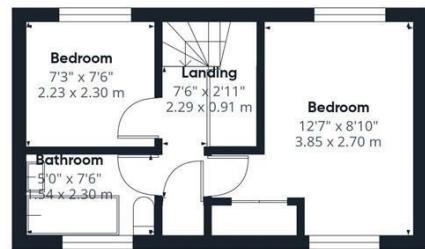
Externally, the property boasts an enclosed rear garden with a patio area, lawn, built-in planters, and small trees, providing an attractive and private outdoor space. Side gate access leads to the rear of the property where there is a garage with light and power, along with off-road parking.

## WEDGEWOOD STREET





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

741 ft<sup>2</sup>  
68.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		89
(81-91)	<b>B</b>		72
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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