





Auction Guide Price £450,000

Located on Buckingham Road is this converted five-bedroom detached family home. The ground floor boasts a lounge with gas fireplace and box bay doors to the rear garden, dining room, kitchen with integrated appliances and a downstairs cloakroom. On the first floor you have three bedrooms including a shower cubicle to the main bedroom, bathroom and separate W.C. The second floor provides two further double bedrooms. Externally you have a garage with off road parking for multiple vehicles. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Property Description

ENTRANCE

Double glazed door with storm porch over to:

ENTRANCE HALL

Double glazed window to side aspect. Stairs rising to first floor, doors to lounge, dining room and cloakroom, wooden flooring.

CLOAKROOM

Double glazed window to front aspect. Radiator, low level WC, wash hand basin, part tiled walls.

LOUNGE

Box bay double glazed double doors to rear, double glazed window to side aspect. Gas fireplace, wooden floor, two radiators.

DINING ROOM

Double glazed window to rear aspect. Wooden floor, feature fireplace, radiator, door to kitchen.

KITCHEN

Double glazed frosted door to side, double glazed windows to front, rear and side aspects. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, space for washing machine, integrated: five-ring gas hob with extractor hood, oven and grill, fridge and freezer; wall-mounted boiler, radiator, tiled floor, part tiled walls.

LANDING (First Floor)

Double glazed window to front aspect. Stairs rising to second floor, doors to bedrooms one, four, five, bathroom, and WC, storage cupboard, radiator.

BEDROOM ONE

Double glazed windows to side and rear aspects. Two radiators, door to shower cubicle.

SHOWER CUBICLE

Tiled shower cubicle.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BEDROOM FIVE

Double glazed window to rear aspect. Radiator.

WC

Double glazed frosted window to front aspect. Low level WC, tiled floor and walls.

BATHROOM

Frosted double glazed window to front aspect. Panelled bath with shower attachment over mixer tap, vanity wash hand basin with mixer tap, fully tiled floor and walls, heated towel rail.

LANDING (Second Floor)

Double glazed window to rear aspect. Doors to bedrooms two and three.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

OUTSIDE

GARAGE

Garage with up and over door, courtesy door to side, window to side aspect, power and lights.

FRONT GARDEN

Block paved providing off-road parking for four cars, gravel area, gate to rear garden, shrub border, mature trees.

REAR GARDEN

Laid to lawn with block paved patio area, mature trees, shrub/hedge borders, outbuilding, side gated access, enclosed by timber fence panelling.

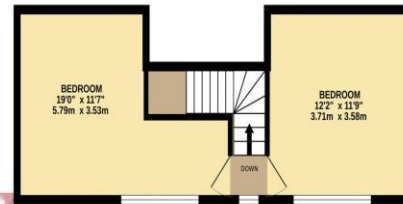
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.

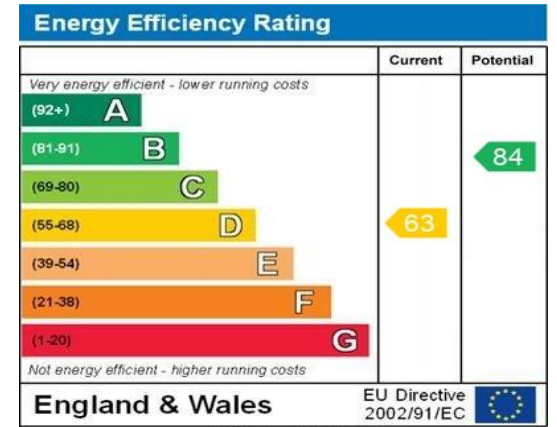


2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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