

2 Bedroom

Semi Detached

REFURBISHMENT REQUIRED

Village Location

48 WALTON PLACE,
WESTON TURVILLE, HP25 5RD



£350,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Surrounded by countryside Weston Turville Village is situated at the foot of the Chiltern Hills between Aylesbury and the market town of Wendover. The nearest railway station is in the village of Stoke Mandeville just 1.8 miles away and connects to London Marylebone in less than an hour. Within walking distance of Weston Turville C of E Junior and Infant School and falls within catchment

THIS HOME FEATURES

POPULAR VILLAGE
REFURBISHMENT
REQUIRED
KITCHEN
BATHROOM
LIVING & DINING ROOM
2 BEDROOMS
LARGE GARDEN
DRIVEWAY & GARAGE

for the popular John Colet Secondary School. The village provides amenities such as local shops and has a selection of pubs and restaurants. A wider selection of shops and amenities are available in Wendover, 3 miles away and Aylesbury 3.5 miles away.

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



We Sold It are delighted to present this two bedroom semi-detached property located in a cul-de-sac in the popular village of Weston Turville. The property, provides a fantastic opportunity for improvement, requires refurbishment throughout. The property comprises entrance hall, lounge, dining room, kitchen, two double bedrooms, bathroom, outbuildings, extensive rear garden with garage, garden to the front offering potential for off road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E	41 E	
21-38	F		
1-20	G		

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

