



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £2,000 plus VAT.

BUYER'S ADMINISTRATION CHARGE

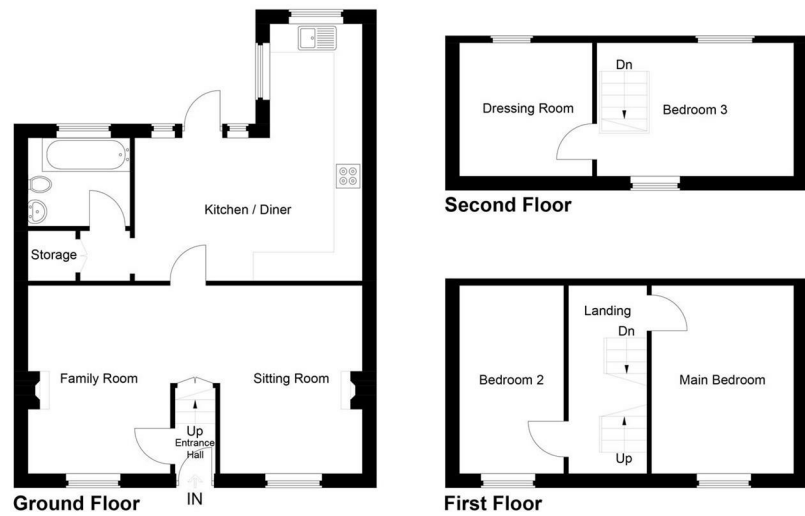
The purchaser will be required to pay an administration charge of £1,000 plus VAT.

SERVICES

Mains, gas, water and electric, none of these services have been tested.

HOW TO GET THERE

From Buckingham centre proceed in a South Easterly direction along Bridge Street turning right onto Well Street, follow the road down and round a right-hand bend. The property can be found on the right-hand side.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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GUIDE PRICE: £250,000

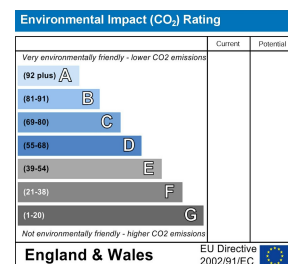
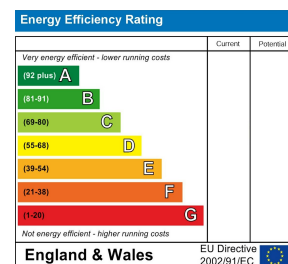
FOR SALE BY ONLINE AUCTION ON TUESDAY 14TH OF MAY 2024 AT 13:00.

GUIDE PRICE: £250,000

VIEWINGS BY APPOINTMENT ONLY PLEASE CALL TO ARRANGE

A fantastic opportunity to purchase a two/three bedroom, grade two listed mid-terrace cottage situated in the heart of Buckingham. The property boasts a wealth of character features with an attractive internal accommodation extending to approximately 1,300 square feet offering a lounge, separate dining room, kitchen, breakfast area, downstairs bathroom with two bedrooms to the first floor and further loft room which could be used as a bedroom and a storage area. Outside there is a multi-tiered rear garden benefitting from a sunny aspect. The property would benefit from refurbishment and would be perfect for a first-time buyer or second-home owner.

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34 Well Street, Buckingham, MK18 1ET

ACCOMMODATION

GROUND FLOOR

Enter via a solid oak front door with the stairs rising to the first floor with a door leading through to:

DINING ROOM

13 x 9'09

A wonderful room with a sash window to the front elevation, a brick fireplace offering lots of character with exposed beams, integrated pine cupboards and a solid oak floor. This room opens up to:



LOUNGE AREA

13'01 x 10'04

A sash window to the front elevation with a brick fireplace offering multiple fuel burner. There are continued features including the exposed wood beams to the ceiling and the solid oak wood flooring. Door leading to:



KITCHEN/BREAKFAST ROOM



BREAKFAST ROOM

14 x 11'08

This room benefits from windows and doors leading to the rear garden, a tiled floor which is multi-tiered leading to:



KITCHEN AREA

6'01 x 5'03

Fitted with a range of floor and wall-mounted cabinets with composite worktops. There is various storage with space for a gas oven, fridge freezer and dishwasher. There is an integrated stainless steel sink and tiled splashbacks with an integrated extractor and access to a boiler. This room has access to:



REAR LOBBY

3'07 x 5'07

Integrated storage cupboards and a door to:

BATHROOM

7'09 x 6'02

With a window to the rear elevation, this suite comprises of a bath with shower over, WC and hand wash basin with vanity below.

FIRST FLOOR

LANDING

Stairs leading to the second floor and a doors to:

BEDROOM ONE

12'10 x 10'04

A sash window to the front elevation, there is various integrated storage with space for a double bed, with a fitted carpet and radiator attached.



BEDROOM TWO

12'11 x 7'00

Space for a single bed, there is integrated pine storage and workstation with a sash window to the front elevation and carpet fitted.



SECOND FLOOR

ATTIC ROOM

13'08 x 7'09

Housing a double bed, a dormer window to the front elevation and a velux window to the rear. There is a storage cupboard with wonderful exposed beams and exposed floorboards. A door leads to:



SPARE ROOM

9'02 x 8'01

With a velux window to the rear elevation, this room is perfect for internal storage.



OUTSIDE



REAR GARDEN

Access via the kitchen there are multiple levels with a range of wood decking and concrete paving. This area benefits from a sunny aspect and is bound by a wooden fence and part stone boundary.

For further information on viewing call 01603 508500