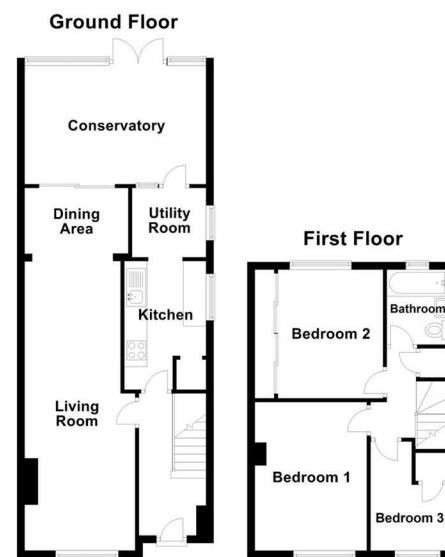




38 Fairfields, Great Kingshill, High Wycombe, HP15 6EP



Not to scale. For illustrative purposes only

Auction Guide Price: £450,000

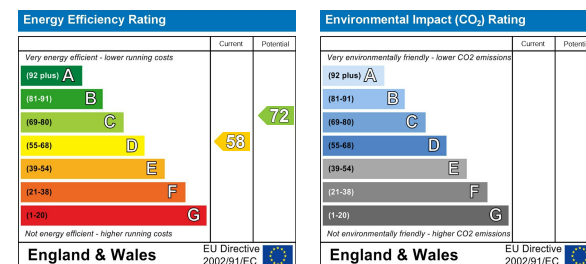
FOR SALE BY AUCTION ON WEDNESDAY 17TH APRIL 2024 COMMENCING AT 1PM

GUIDE PRICE: £450,000 TO £475,000

VIEWINGS BY APPOINTMENT ONLY: (SAT 30/03/24, 06/04/24, 13/04/24)

An excellent opportunity to purchase a well-presented three-bedroom semi-detached home located on a quiet cul-de-sac in the sought-after area of Great Kingshill. This house provides approximately 1,050 square feet of accommodation which includes an extension to the rear, kitchen, utility area, dining area, family bathroom, and three bedrooms. The rear garden is extensive and at the bottom sits a lovely large log cabin that has power and lighting.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'65 x 5'80

Containing the stairs rising to first floor and with doors to:-

LOUNGE/DINER

24'46 x 10'86

The living room has been opened up to accommodate a large lounge/diner with functioning open fireplace, window to front elevation, radiators, and glass sliding doors that lead to the conservatory.

CONSERVATORY

KITCHEN

11'16 x 7'02

The kitchen offers a number of base and eye level storage units, titanium sink with mixer taps, window to side elevation and access to the utility area.

FIRST FLOOR

LANDING

7'67 x 5'42

Spacious landing with doors leading to:-

BEDROOM ONE

12'89 x 9'77

Space for a large double bed, built in wardrobes, radiator and window to rear elevation

BEDROOM TWO

11'21 x 10'30

Space for large double bed and wardrobe unit, radiator, window to front elevation

BEDROOM THREE

9'48 x 6'92

Storage cupboard, radiator, window to front elevation

FAMILY BATHROOM

6'57 x 5'42

W/C, wash hand basin, shower bath, radiator and window to rear elevation

OUTSIDE

FRONT GARDEN

Large area laid to lawn which is mostly bordered by well

maintained evergreen shrubs, side access to detached garage and rear garden.

REAR GARDEN

Mostly laid to lawn with a patio area immediately off the rear aspect of the house, bordered by wood panel fencing and evergreen shrubs, log cabin at the bottom of the garden which has power and lighting.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

Buckinghamshire Council- Band E

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.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1200 (£1000 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

From Little Kingshill head South West via Heath End Road for approximately one mile towards Great Kingshill. At the cross roads turn right onto Stag Lane. Once on Stag Lane take the next available right onto Fairfields, Number 38 is located on the right hand side.