



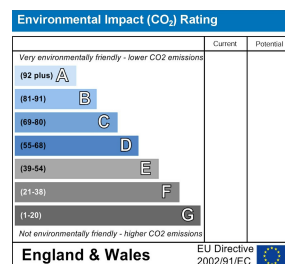
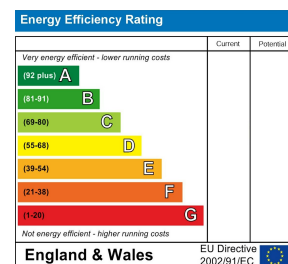
**BUYER'S ADMINISTRATION FEE**

The purchaser will be required to pay a buyer's administration fee of £950 plus VAT.



Not to scale. For illustrative purposes only

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18 Hillington Close, Aylesbury, HP19 7SG



**AUCTION HOUSE £150,000**

FOR SALE BY AUCTION ON WEDNESDAY 24TH OF JULY 2024 AT 1 PM  
 SALE VIA A LIVE-STREAMED AUCTION  
 GUIDE PRICE: £150,000 - £165,000  
 PLEASE DO NOT ENTER THE PROPERTY

A two-bedroom mid-terrace property situated towards the outskirts of Aylesbury. The property has undertaken significant fire damage and is in need of full refurbishment. Extending to approximately 700 sq ft the accommodation comprises entrance porch, lounge, kitchen with two bedrooms and a bathroom to the first floor. Outside there is a rear garden with pedestrian access and access to a single garage which is located in a nearby block. Please do not attempt to access the property, it is unsafe.

# 18 Hillington Close, Aylesbury, HP19 7SG

## ACCOMMODATION



## GROUND FLOOR

### LOUNGE

Approached via a small entrance with a door to the front elevation, there is a window to the front, stairs rising to the first floor and door to:-

### KITCHEN

A door and window to the rear elevation

## FIRST FLOOR

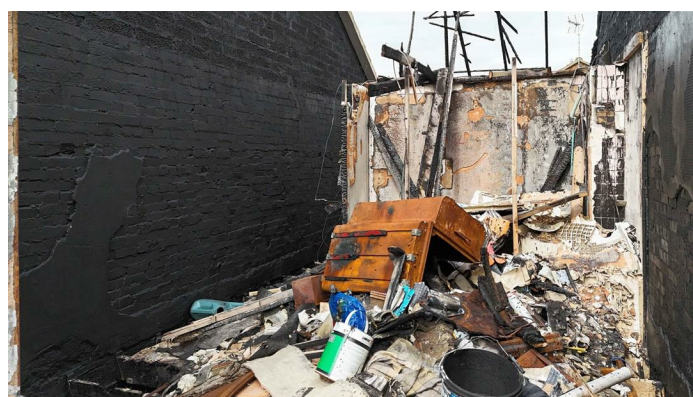
### LANDING

Doors leading to:-



### BEDROOM ONE

Traditionally with a window to the front elevation and space for a double bed.



### BEDROOM TWO

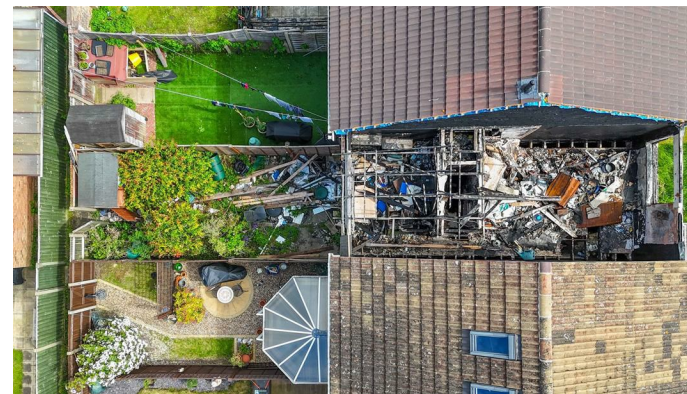
Traditionally with a window to the rear elevation overlooking the rear garden with space for a double bed.



## BATHROOM

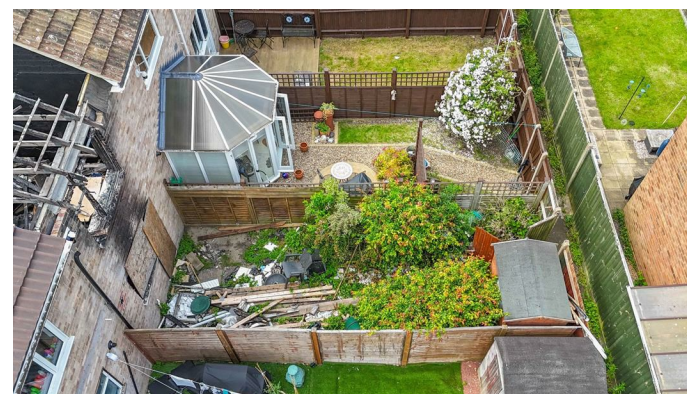


## OUTSIDE



## REAR GARDEN

Mainly laid to lawn and shrubs, there is a fenced boundary and pedestrian gate to a rear pathway.



## GARAGE

A single garage is located in a nearby block of garages. Please refer to the title plan for further information.



## SERVICES

Mains gas, water and electricity are connected to similar

properties nearby, however, the property has not been accessed and the services can not be guaranteed.



## HOW TO GET THERE

From Aylesbury Centre follow the A41 heading north on the Friarage Rd. Take the first exit at the roundabout onto the A418 Oxford Road. Proceed over the train line and over the next roundabout turning right onto Fowler Road, continue over the roundabout and turn left onto Rowland Way. Take the second exit onto Hillington Close where the property can be found away from the road on the right-hand side in a row of terrace houses.

## 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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYER'S PREMIUM FEE

The purchaser will be required to pay a buyer's premium charge of £1,500 plus VAT.