





Property Description

Nestled in an advantageous location just a stone's throw from Buckingham town centre, this three/four-bedroom cottage offers a generous amount of space.

Entering through an entrance porch, you'll find a practical shower room that enhances the functional layout. The spacious lounge is perfect for relaxing or entertaining, while an additional reception room provides versatile space that can serve as a dining room, study, or playroom. A convenient WC adds to the property's appeal, making it suitable for families and guests alike.

The kitchen overlooks the private rear garden, providing a serene view and easy access for outdoor dining or family gatherings. The garden, predominantly paved, offers low-maintenance living and features rear access, making it ideal for storage or additional convenience.

On the first floor, you'll discover two generous bedrooms, complemented by a family bathroom that ensures comfort for all residents. Ascend to the second floor, where you'll find two bedrooms, providing ample space for family or guests.

With its charming character, practical layout, and great location, this cottage is perfect for those seeking a home that balances spacious accommodation and easy access to local amenities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-

refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Wc

Shower Room

Sitting Room

13' 2" max into door recess x 11' 6" (4.01m
max into door recess x 3.51m)

Dining Room

9' 5" x 18' 4" (2.87m x 5.59m)

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom 1

10' 5" x 18' 5" (3.17m x 5.61m)

Bedroom 2

Irregular Shaped Room 10' 11" max x 12' 4"
max (3.33m max x 3.76m)

Bathroom

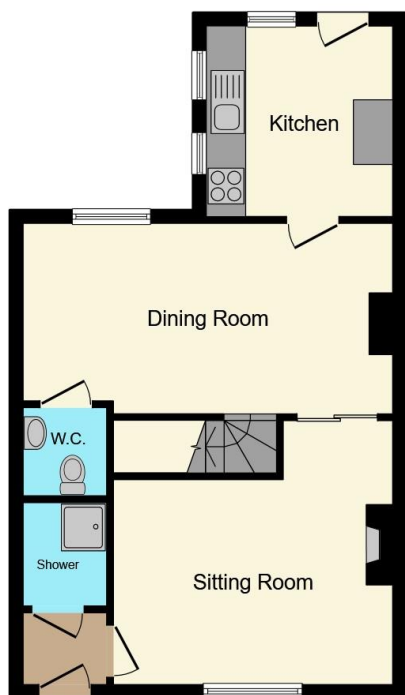
Bedroom 3

13' 6" inc stair well x 7' 5" (4.11m inc stair
well x 2.26m)

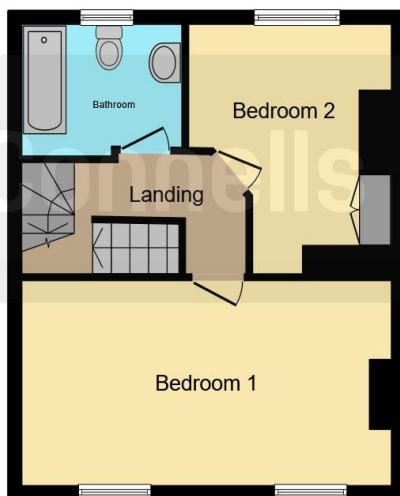
Bedroom 4

13' 6" x 7' 2" (4.11m x 2.18m)





Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: D

view this property online connells.co.uk/Property/BUK307007

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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