



Connells

Addington Road
BUCKINGHAM



Property Description

A good sized two bedroom home is situated within walking distance of the centre of the historic market town of Buckingham.

The accommodation comprises; Entrance hall, a kitchen/diner with a selection of base and wall units with a work surface incorporating a stainless steel sink unit. The kitchen has a large walk in cupboard. The white goods in the kitchen are included in the sale of the property. The lounge is dual aspect and offers lots of natural light.

To the first floor is the landing with doors to; The master bedroom and the second double bedroom. Both bedrooms have built in wardrobes. Furthermore, is the family bathroom suite with W.C, Wash hand basin and corner shower cubicle. The fitted blinds, curtains, curtain rails, light shades and light fittings are included in the sale.

The large loft is accessible via fitted loft ladder.

Outside; There is a front garden encompassed with a picket fence and providing access gate, there is side access to the rear garden. The rear garden is of a good size with decking areas with access by way of steps down to the lawn area with flower and shrub borders plus a number of sheds and a summerhouse..

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.

Entrance Hall

Kitchen

14' 5" x 9' 4" (4.39m x 2.84m)

Measurements do not include a large walk in cupboard.

Sitting Room

14' 5" x 11' 4" (4.39m x 3.45m)

Bedroom 1

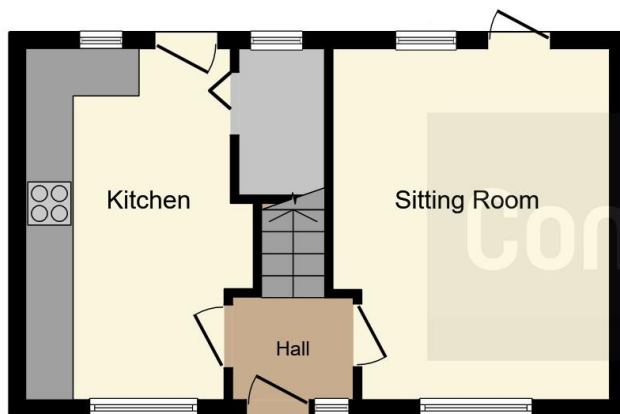
14' 5" x 9' 7" (4.39m x 2.92m)

Bedroom 2

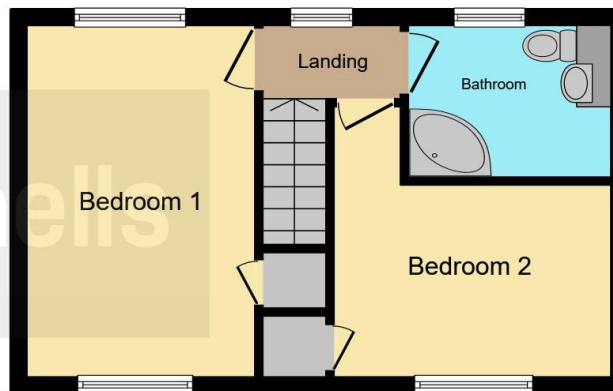
11' 5" not inc door recess x 11' 6" (3.48m not inc door recess x 3.51m)

Bathroom





Ground Floor



First 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

view this property online connells.co.uk/Property/BUK307277



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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