



Connells

Colville Road
High Wycombe



Property Description

Presented in excellent condition, and located in a private road, this detached house is being offered to the market with no onward chain.

Upon entering the property you can see that the property is in good decorative order, with stairs rising to the first floor. To the left of the entrance is the snug which leads into the kitchen; and to the right is the spacious living room, with dual aspect windows, fire place and wood flooring. This leads into the large dining room with doors to the rear garden and open plan to the kitchen which has wall and base level units, space for an American style fridge/freezer, washing machine and dishwasher, integrated oven and hob. There is also a downstairs shower room with shower cubicle, WC and wash hand basin.

Upon reaching the first floor landing the master bedroom is directly in front of you, a double room with fitted wardrobes. There are also two further double bedrooms with fitted storage and a smaller fourth bedroom. Fully tiled bathroom, bath with mixer taps, WC and wash hand basin.

The property further benefits from driveway parking and garage. Basement room currently used for storage. To the rear of the property, leading from the dining room, is a large decked area, with steps leading down to the basement and a paved area of garden, steps lead down to the main garden which is mostly laid to lawn, with mature trees and shrubs surrounding.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Location

Colville Road is a private road located less than a mile from the town centre and within walking distance of shops and amenities. There are a number of schools in the town of High Wycombe, including Grammar Schools. The mainline train station offers direct trains to London Marylebone.

Entrance Hall

4' 1" max x 7' 10" max (1.24m max x 2.39m max)

Snug

10' 10" max x 10' 1" max (3.30m max x 3.07m max)

Reception Room

11' max x 17' 6" max (3.35m max x 5.33m max)

Dining Room

18' 8" max x 8' max (5.69m max x 2.44m max)

Kitchen

15' 6" max x 2' 11" max (4.72m max x 0.89m max)

Shower Room

5' 3" max x 5' 11" max (1.60m max x 1.80m max)

Landing

5' 10" max x 11' 4" max (1.78m max x 3.45m max)

Bedroom One

20' 1" max x 8' max (6.12m max x 2.44m max)

Bedroom Two

14' 2" max x 11' 2" max (4.32m max x 3.40m max)

Bedroom Three

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

Bedroom Four

9' 4" max x 7' 3" max (2.84m max x 2.21m max)

Bathroom

11' 9" max x 5' 6" max (3.58m max x 1.68m max)

Basement

18' 5" max x 7' 3" max (5.61m max x 2.21m max)

Garage

19' 3" max x 17' 3" max (5.87m max x 5.26m max)





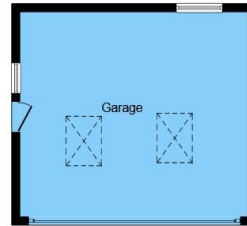
Basement



Ground Floor



First Floor



Garage



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

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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