



Connells

Buckingham Drive
High Wycombe



Property Description

Offered to the market with no onward chain and presented in excellent condition is this extended four bedroom semi-detached house. The downstairs accommodation comprises of entrance hall, fitted kitchen with wall and base level units. Open plan, dual aspect, reception room with doors leading to the rear garden. There is also another large lounge area, study and a downstairs shower room. Upstairs the property has four bedrooms and family bathroom.

The property is on a corner plot and as such the large front garden follows round to the rear garden, both with mature trees and shrubs. There is parking, accessed via a service road to the rear, for several cars. The property does have scope for further extension, subject to planning permission.

Ideally located within walking distance of local amenities including a library, shops and a bus service that takes you into the town centre where you have the Eden Shopping Centre and mainline train station.

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.

Entrance Hall

8' 3" max x 2' 1" max (2.51m max x 0.64m max)

Lounge

6' 10" max x 21' 11" max (2.08m max x 6.68m max)

Reception / Dining Room

12' 8" max x 24' max (3.86m max x 7.32m max)

Kitchen

12' 2" max x 9' 7" max (3.71m max x 2.92m max)

Study

6' 5" max x 4' 7" max (1.96m max x 1.40m max)

Shower Room

6' 5" max x 6' 3" max (1.96m max x 1.91m max)

Bedroom One

15' 2" max x 9' 8" max (4.62m max x 2.95m max)

Bedroom Two

12' 7" max x 14' max (3.84m max x 4.27m max)

Bedroom Three

10' max x 9' 8" max (3.05m max x 2.95m max)

Bedroom Four

9' 4" max x 11' max (2.84m max x 3.35m max)

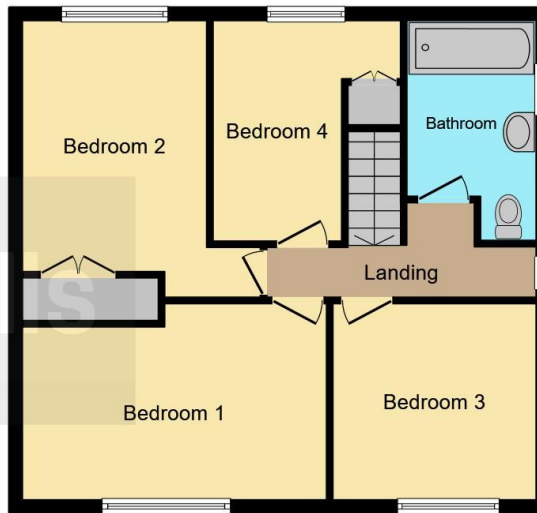
Bathroom

5' 6" max x 11' 4" max (1.68m max x 3.45m max)





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

To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C

view this property online connells.co.uk/Property/WYC312349



Awaiting Photograph

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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