



Connells

Ferniefields
High Wycombe



Property Description

Located in a popular residential road in the Cressex/Booker area is this detached bungalow. The property offers versatile living and the potential to extend (subject to planning). The front of the property has a driveway parking for several cars a single garage and a front garden that is mostly laid to grass with mature trees and shrubs, and bordered by a low fence. Internally the property is currently configured as follows; entrance hall with storage cupboards and doors to all rooms. The spacious living room is situated to the rear of the property, with a side aspect window and doors leading to the rear garden. The kitchen is in need of some updating but has ample storage, space for white goods and a dining area, the large window provides views over the garden and there is a barn door style door leading to the garden. Three good sized bedrooms all have wardrobes and the family bathroom comprises shower cubicle, WC and wash hand basin with vanity.

To the rear of the property is a good sized garden bordered by mature hedges, mostly laid to lawn with a foot path and mature shrubs.

The property is ideally located within walking distance of junior and secondary schools and has a number of amenities nearby, including shops and a bus route into the town centre.

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.

Hall

10' 2" max x 18' 3" max (3.10m max x 5.56m max)

Reception

14' 2" max x 11' 9" max (4.32m max x 3.58m max)

Bedroom One

11' 2" max x 12' 3" max (3.40m max x 3.73m max)

Bedroom Two

11' 4" max x 17' 2" max (3.45m max x 5.23m max)

Bedroom Three

12' 3" max x 12' 2" max (3.73m max x 3.71m max)

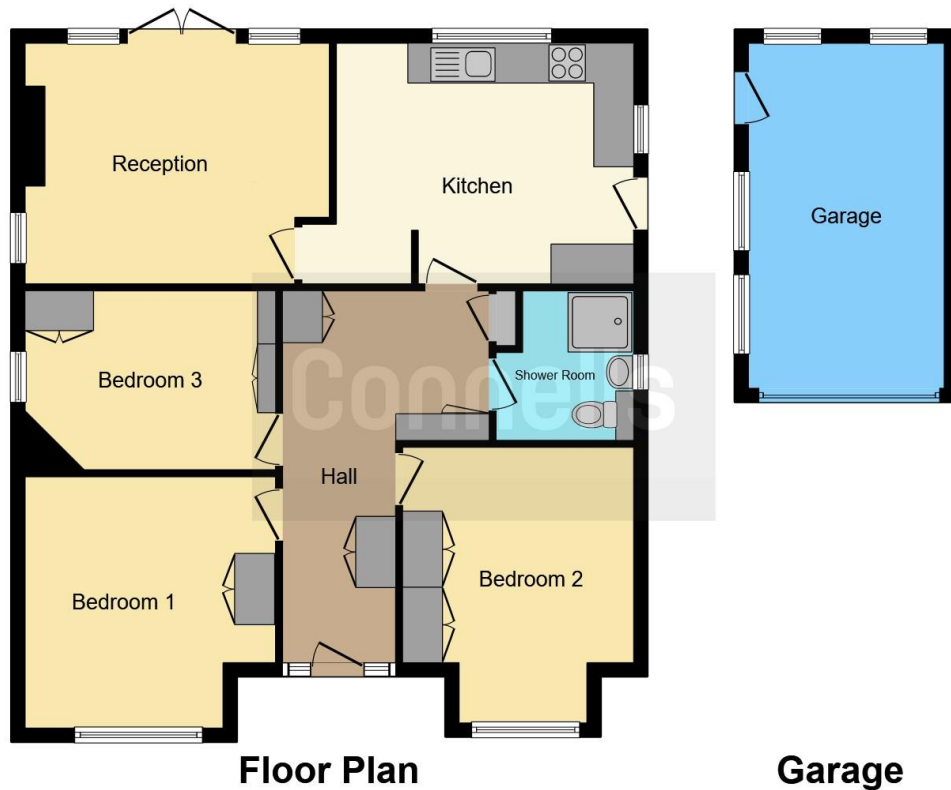
Shower Room

6' 7" max x 7' 4" max (2.01m max x 2.24m max)

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.





Floor Plan

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: C

view this property online connells.co.uk/Property/WYC312354



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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