



Connells

Wallace End  
Aylesbury





## Property Description

A fantastic investment opportunity here with heaps of potential to be a wonderful family home. This delightful four bedroom detached family home situated in the sought after area of turn furlong. Offering no onward chain and a stress free 58 day exchange of contracts sale.

This property comprises of, entrance porch, entrance hall, kitchen with integrated appliances, downstairs cloakroom, dining room, living room with bay window, fire place and patio door leading to a generous rear south facing garden. There are two double bedrooms and two single bedrooms with a family bathroom and loft access.

To the front of the property there is a single garage and driveway parking. This spacious family home is within close walking distance to turn furlong primary school and both grammar schools.

Call connells now to book your viewing on 01296 395111.

## 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 Porch

## Entrance Hall

carpet underfoot, radiator, stairs to landing, cupboard

## Kitchen

7' 5" x 11' 1" ( 2.26m x 3.38m )

Laminate flooring, fitted kitchen with integrated gas cooker/oven, dishwasher and space for fridge freezer, door leading to garden.

## Dinning Room

8' 2" x 11' 1" ( 2.49m x 3.38m )

Window to rear, wood laminate flooring, window to rear, radiator

## Living Room

10' 8" x 11' 4" ( 3.25m x 3.45m )

Carpet underfoot,patio door to rear garden,bay window, gas fireplace

## Landing

Carpet underfoot, cupboard,window to side, loft access

## Bedroom 1

10' 7" x 11' 4" ( 3.23m x 3.45m )

Wood laminate flooring, window to rear,radiator

## Bedroom 2

10' 1" x 8' 5" ( 3.07m x 2.57m )

Wood laminate flooring, window to rear, radiator

## Bedroom 3

8' 5" x 6' 2" ( 2.57m x 1.88m )

Carpet flooring, window to front, radiator

## Bedroom 4

10' 1" x 6' 2" ( 3.07m x 1.88m )

Window to rear, wood laminate flooring, radiator

## Bathroom

Laminate flooring, wc, whb,bath, extractor fan, window to side

## Garden

Larage south facing garden, shrubs to boarder, side access to front and garage, laid to lawn and small patio area

## Garage

Up and over doors, power,light



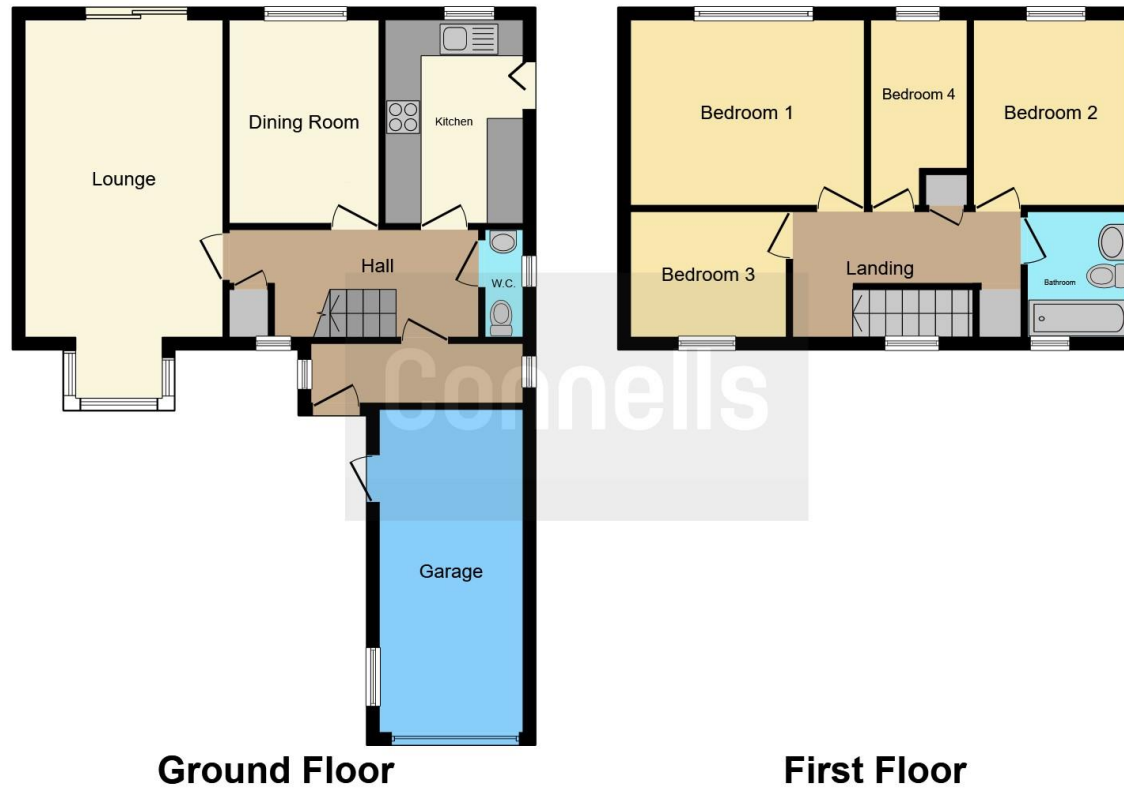












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311454](http://connells.co.uk/Property/ALS311454)**



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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Property Ref: ALS311454 - 0005