



Connells

Ripon Street
Aylesbury



Property Description

Connells are delighted to bring the the market this substantial, three bedroom, Georgian town house property. Located in the heart of Aylesbury. Which is short walk into the Aylesbury town centre. Where the main line train and bus stations are located. This character town house in a great investment property.

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

Door to front, stripped wooden flooring, radiator

Lounge Plus Bay Window

10' 6" x 10' 4" (3.20m x 3.15m)

Bay window to front, radiator, stripped wooden flooring, open brick fireplace

Dining Room

12' 7" max x 10' 5" max (3.84m max x 3.17m max)

Plus under stairs and cove, window to rear, storage cupboard, water boiler, radiator, stripped wooden flooring

Kitchen

16' 9" x 6' 2" (5.11m x 1.88m)

Door to side, window to side times two, wall and base units, part tiling, breakfast bar workshop, freestanding washing machine,

dishwasher, gas oven, fridge freezer. tiling underfoot, sink/drain

base for shed, enclosed fencing, side access

Landing

Airing cupboard with loft access which has a window to the rear, (second floor), Radiator window to rear on first floor

Bedroom One

10' 46 x 14' 12 (3.05m 46 x 4.27m 12)

Measurements into cove Window to front, radiator, stripped wood flooring

Bedroom Two

14' 9" max x 10' 5" max (4.50m max x 3.17m max)

Window to front, radiator, stripped wood flooring

Bedroom Three

10' 65 x 8' 52 (3.05m 65 x 2.44m 52)

Window to rear, radiator, stripped wooden flooring

Bathroom

Window to rear, radiator, wc, wash hand basin, bath/mixer, shower above both, no flooring, airing cupboard, partial tiling

Front Garden

Single skin wall, patio and pathway to door

Rear Garden

Paving patio, shingle bedding rear concrete

Parking

Permit









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

view this property online connells.co.uk/Property/ALS311742

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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