



98

Connells

connells.co.uk 01296 395 111

FOR SALE

Connells

Chaucer Drive
Aylesbury



Property Description

Connells are delighted to bring to the market this spacious three bedroom terrace home located, in a peaceful residential area of Aylesbury. Close to town amenities and Aylesbury's mainline train station.

Upon entering the property you'll be greeted by a spacious hallway leading to a generous sized living room which offers ample natural light and an inviting atmosphere.

The kitchen has sufficient counter space, making it ideal for daily use and entertaining and a separate dining room along with a downstairs WC.

Upstairs, the house features three bedrooms, with a comfortable master bedroom and smaller, well-lit secondary rooms ideal for children, guests, or a home office. The bathroom is fitted with a shower, wc and whb.

At the rear, the property benefits from a private garden, perfect for outdoor relaxation, gardening, or summer barbecues. There is also a single garage in a nearby block.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Windows to the front x two, door to the front

Entrance Hall

Door to side, radiator, herringbone flooring

Living Room

13' x 13' 6" (3.96m x 4.11m)

Window to front, herringbone flooring, radiator, window to rear

Dining Room

17' 11" x 10' 11" (5.46m x 3.33m)

(measurements into cove)

Carpet and radiator, two door ways into kitchen radiator, window to rear

Reception Room Three

7' 10" x 9' 3" (2.39m x 2.82m)

Patio doors to rear and carpet.

Kitchen

9' 4" x 8' 8" (2.84m x 2.64m)

Door to rear, vinyl flooring, wall and base units, gas hob and ovens space for a washing machine and a sink/drainer

Landing

Carpet & loft access

Bedroom One

10' 7" x 11' 3" (3.23m x 3.43m)

Window to rear, carpet, radiator.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Window to front, carpet, radiator

Bedroom Three

8' x 8' 9" (2.44m x 2.67m)

Window to front, carpet and a radiator

Bathroom

Window to rear, tiling underfoot, part tiling, WC, wash hand basin, radiator, shower cubical

Front Garden

Mature front garden, pathway to entrance porch

Rear Garden

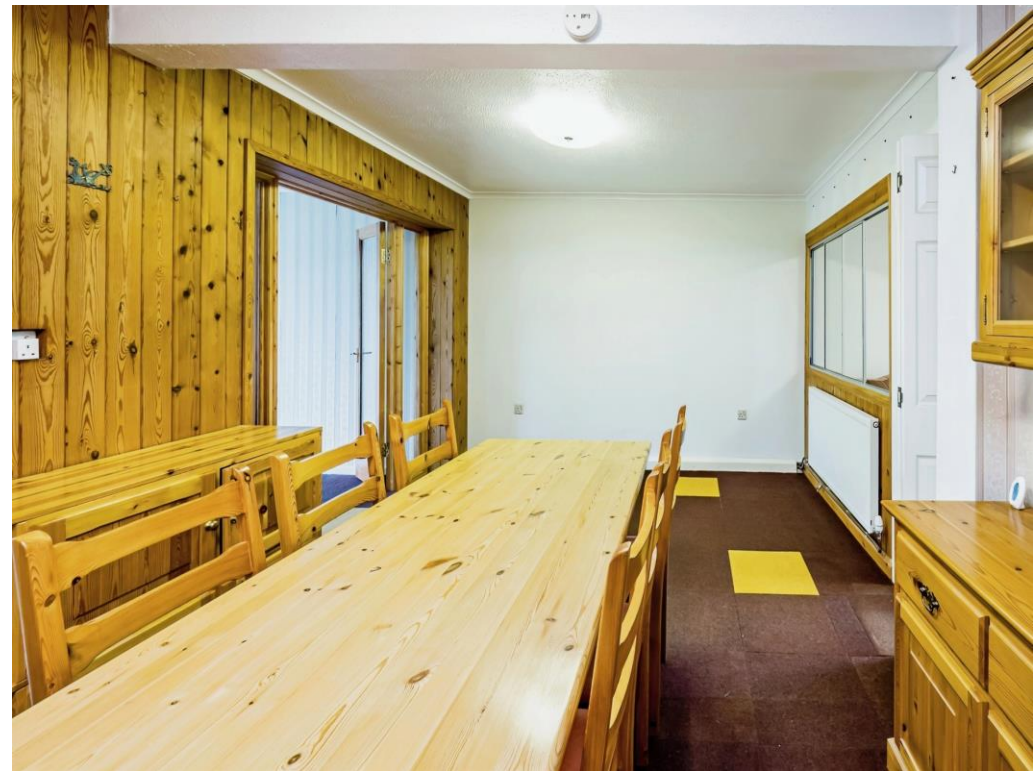
Enclosed rear garden, enclosed fences low maintenance garden

Parking

Garage and on street

Outbuildings

Up and over door, no electrics









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 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/ALS311470



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS311470 - 0013