



Connells

Fleet Street  
Aylesbury





### Property Description

Connells are delighted to bring to the market this fantastic investment opportunity in the centre of Aylesbury. Offered for sale via modern method of auction with no onward chain.

This charming three-bedroom property on Fleet Street offers a perfect blend of modern living and classic appeal. The spacious living area features large windows, allowing natural light to fill the room, creating a warm and inviting atmosphere. The well-equipped kitchen provides ample storage and workspace, ideal for home cooking. Each of the three bedrooms is generously sized, perfect for family living or guest accommodation. The family bathroom is stylishly appointed, catering to everyday needs. Outside, a private garden offers a tranquil space for relaxation or entertaining. Conveniently located, this home is close to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

Parking is offered to the front of the property on a on street basis.

### 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, carpet underfoot, radiator

## Lounge

14' 6" x 13' 9" (4.42m x 4.19m)

Bay window to front, carpet underfoot, feature fireplace

## Dinning Room

10' 8" x 10' 5" (3.25m x 3.17m)

Window to rear, carpet underfoot, radiator.

## Kitchen

7' 4" x 9' 5" (2.24m x 2.87m)

Window to rear, vinyl flooring, wall and base units, free standing washing machine oven and fridge freezer

## Landing

Window to side, carpet,

## Master Bedroom

11' 4" x 11' 4" (3.45m x 3.45m)

Window to front, carpet, radiator

## Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

Window to rear, carpet, radiator

## Bedroom 3

8' 1" x 7' 7" (2.46m x 2.31m)

Window to front, carpet, radiator

## Bathroom

Window to rear, vinyl flooring,wc,whb, part tiling, airing cupboard,radiator, loft hatch

## Garden

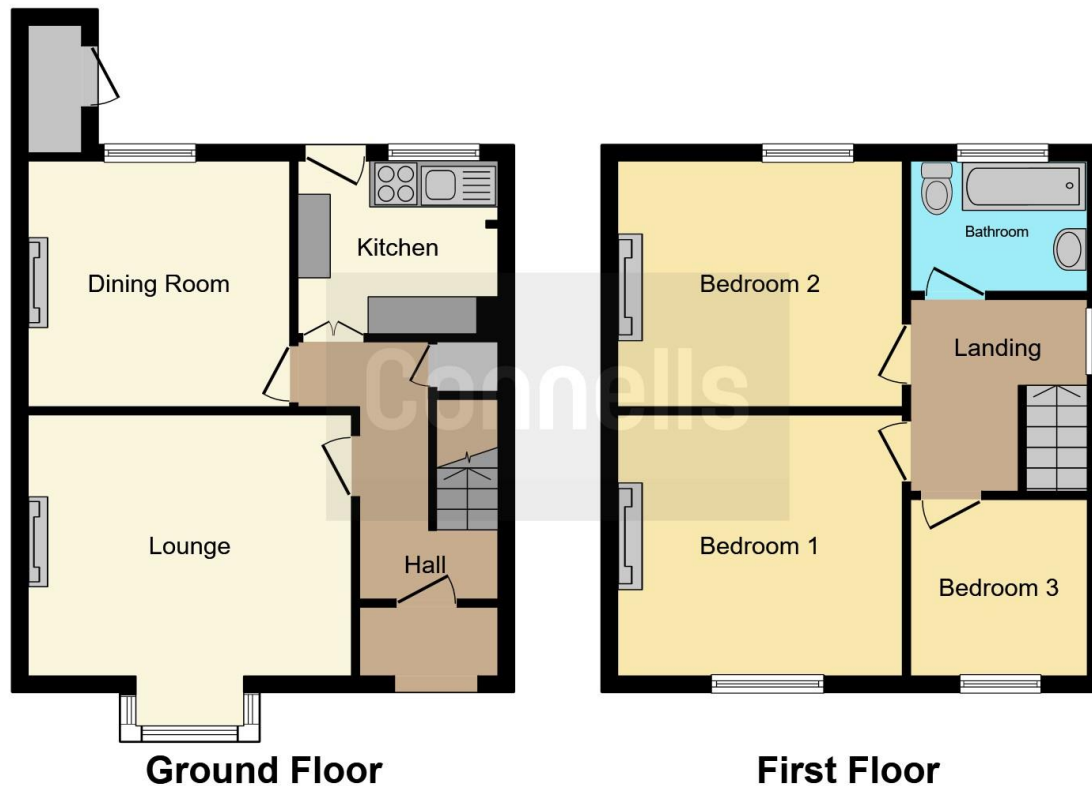
Patio, large laid to lawn area with side access to front of property

## 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.







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](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
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**EPC Rating: E**

**view this property online [connells.co.uk/Property/ALS311528](http://connells.co.uk/Property/ALS311528)**



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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