



Connells

Henry Road
Aylesbury



Property Description

EXCITING RENOVATION PROJECT WITH NO ONWARD CHAIN

Presenting an excellent opportunity to create your ideal home, this three-bedroom end-of-terrace property is located in the highly desirable Broughton area of Aylesbury, within walking distance of outstanding schools. In need of full refurbishment throughout, the property offers fantastic potential for those looking to add value or customize their living space.

The current accommodation includes an entrance hall, a spacious living room, a separate dining room, a kitchen, and a conservatory. Upstairs, there are three generously sized bedrooms and a family bathroom. Externally, the property features both front and rear gardens, as well as gas central heating for added comfort.

Additionally, the property offers the opportunity to enhance its value with the potential to extend (subject to planning permission) and convert the front driveway for off-street parking, pending the appropriate curb drop approval.

This property is brimming with possibilities and is perfect for buyers seeking a rewarding renovation project. Early viewings are highly recommended.

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 Hall

Door to front. Radiator.

Lounge

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

Window to front. Carpet. Gas fireplace and radiator.

Dining Room

10' 11" max x 9' 8" max (3.33m max x 2.95m max)

Patio doors to rear. Carpet. Radiator.

Kitchen

10' 10" max x 8' 6" max (3.30m max x 2.59m max)

Door to rear. Vinyl underfoot. Partly tiled. Wall and base units. Sink/drain unit. Boiler. Pantry.

Conservatory

6' 10" max x 8' 6" max (2.08m max x 2.59m max)

Door to rear. Tiling underfoot.

Landing

Window to side. Loft access.

Bedroom One

12' 8" max x 9' 9" max (3.86m max x 2.97m max)

Window to front. Carpet. Radiator. Built in wardrobe.

Bedroom Two

10' 11" max x 9' 10" max (3.33m max x 3.00m max)

Window to rear. Carpet. Built in wardrobe. Radiator.

Bedroom Three

8' 7" max x 7' 10" max (2.62m max x 2.39m max)

Window to front. Carpet. Radiator. Built in wardrobe.





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

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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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