



Connells

Stoke Road
Aylesbury



Property Description

CONNELLS are happy to bring to the market this IMMACULATELY presented TWO bedroom terraced house. Set on the southside of Aylesbury within walking distance of Aylesbury train station this location is convenient for the town center and is close to local pubs, restaurants and the theatre district.

The property comprises of:

A lovely cosy living room with a front aspect window, carpet underfoot and a feature fireplace for added character of the home! Off the living room you'll find a downstairs family bathroom, fit with a bath/mixer. The kitchen comes with an a pantry cupboard allowing for plenty storage and an integrated gas hob and electric oven and offers ample space for fridge/freezer, washing machine and dishwasher. And located on the first floor of the home are the two bedrooms, the master with carpet underfoot and the second room with laminate flooring. There is also gas central heating and double glazing throughout.

The rear garden has shingle underfoot and parking for the property is allocated.

This home is a great blank canvas ready for you to put your own stamp on it!

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.

Lounge

11' 7" max x 11' 7" max (3.53m max x 3.53m max)
Window to front, Carpet underfoot, Radiator, Feature fireplace

Kitchen

13' 6" max x 11' 1" max (4.11m max x 3.38m max)
Door to rear, Window to rear, Wall and base units, Part tiling, Gas hob and electric oven, Space for WM and DW, Pantry cupboard

Bedroom One

11' 7" max x 10' 11" max (3.53m max x 3.33m max)
Window to front, Carpet underfoot, Radiator

Bedroom Two

8' 10" max x 8' 9" max (2.69m max x 2.67m max)
Window to rear, laminate underfoot, Radiator

Bathroom

WC, WHB, Bath/mixer, Part tiling, Heated towel radiator, Tiling underfoot

Front Garden

Patio, Retaining wall

Rear Garden

Shingle

Parking

Allocated









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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2 Temple Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312210



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: ALS312210 - 0008