

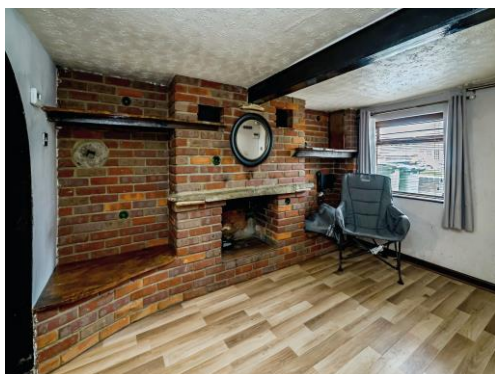


Connells

Weston Road
Aston Clinton Aylesbury

Weston Road
Aston Clinton Aylesbury HP22 5EJ

for sale guide price
£260,000



Property Description

CONNELLS are thrilled to welcome to the market this lovely TWO bedroom cottage, located in Aston Clinton. This property has so much to offer, boasting two bedrooms, a fitted kitchen and a ground floor shower room. It also offers an attractive rear garden with a garden room.

This unique 1850's terraced cottage offers fantastic living arrangements throughout and comprises of a spacious living room which features a stunning open fireplace, a fitted kitchen with electric oven and gas hob, with space for a washing machine and dishwasher, and a ground floor shower room. To the first floor is a landing area through to two well-proportioned bedrooms. Externally, the property benefits from a long rear yard that features a garden room at the end that could serve as a home office/work space. Additionally there is on street parking.

Aston Clinton has a combined school, preschool, a local store and post office, public houses, and restaurants. There are also dental and GP surgeries, a pharmacy, a tennis club, and recreation ground. Tring (4.8 miles) has shops, supermarkets, restaurants, public houses, Tring Upper School and Tring Park School for the Performing Arts and the property is in catchments for Aylesbury grammar schools. Aston Clinton Park is fifteen minutes' walk, and the M25 is 20 minutes' drive away via the A41

A viewing of this property is highly recommended! Give CONNELLS a call to

enquire 01296 395111

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

12' 7" x 9' 7" (3.84m x 2.92m)

Door to front, laminate flooring, radiator, open fireplace

Kitchen

10' x 8' 9" (3.05m x 2.67m)

Landing

Carpet underfoot, loft access, light and part boarded

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m)

Window to front, carpet underfoot, radiator, built in wardrobe

Bedroom Two

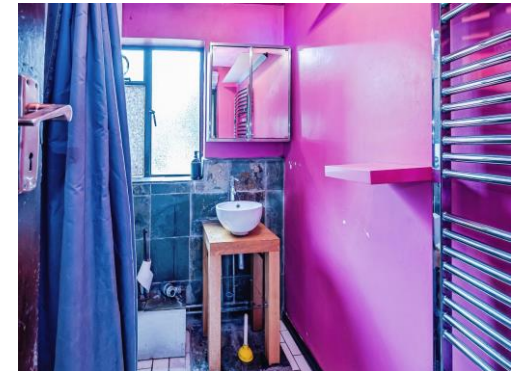
8' 9" x 7' 3" (2.67m x 2.21m)

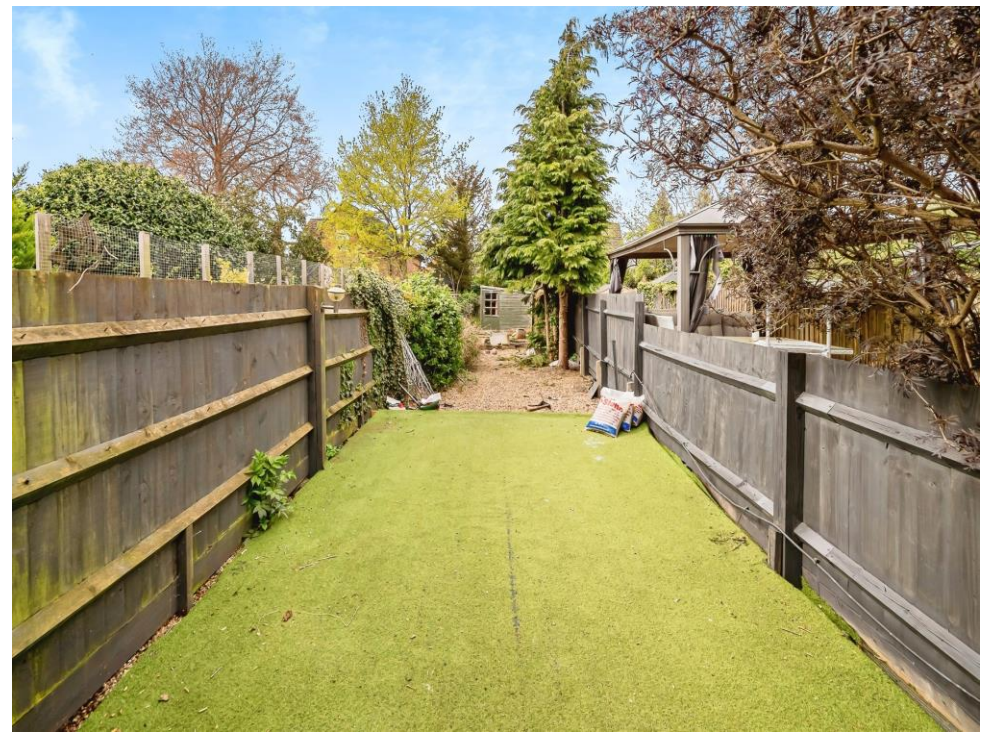
Window to rear, carpet underfoot, radiator

Outbuilding

15' 5" x 7' 4" (4.70m x 2.24m)

power and lighting









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312265



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: ALS312265 - 0003