



Connells

Park Street
Aylesbury



Property Description

This three-bedroom mid-terraced home on Park Street offers a fantastic opportunity for those looking to renovate and create a bespoke living space. Ideally located close to Aylesbury town centre.

The property features an entrance porch leading into a central hallway that connects two generously sized reception rooms, both with charming feature fireplaces. The front reception room is bathed in natural light thanks to a large bay window, while the second reception room provides a cosy retreat further down the hall. The kitchen sits at the rear of the property and includes a side access door, along with a convenient downstairs cloakroom. Upstairs, you'll find three well-proportioned bedrooms and a family-sized bathroom.

Outside, the fully enclosed rear garden is laid to patio and benefits from rear access, while parking is available via permit.

* * This property is in full need of renovation *

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
Carpet underfoot
Radiator

Cloakroom

Window to rear
WC
Radiator
Fully tiled

Lounge

11' 3" x 10' (3.43m x 3.05m)
Bay window to front
Feature fireplace
Carpet underfoot
Radiator

Dining Room

10' 9" x 10' (3.28m x 3.05m)
Window to rear
Carpet underfoot
Radiator
Feature fireplace

Kitchen

8' 7" x 7' 2" (2.62m x 2.18m)
Window to side
Door to side
Carpet underfoot
Fully tiled
Sink/drainер
Understairs cupboard

Landing

Carpet underfoot
Airing cupboard

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)
Window to front
Carpet underfoot
Radiator

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)
Window to rear
Carpet underfoot
Radiator
Loft access

Bedroom Three

7' 6" x 7' 2" (2.29m x 2.18m)
Window to side
Carpet underfoot
Radiator
Loft access

Bathroom

Window to rear
Vinyl underfoot
WC
Wash hand basin
Fully tiled
Towel radiator
Shower cubicle

Rear Garden

Patio with rear access









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312611



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.

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