



Hastoe Park Aylesbury HP20 2AD

for sale guide price
£180,000



Property Description

This two-bedroom mid-terraced house, located in the popular Hastoe Park development, presents a fantastic opportunity for investors or first-time buyers seeking a renovation project. In need of modernisation throughout, the property offers great potential to create a comfortable and stylish home.

Upon entry, an enclosed porch leads into the hallway, which provides access to the first floor and opens into a spacious lounge/dining room via double doors. The lounge features an electric heater and ample space for living room furnishings. The kitchen is fitted with wall and base units and allows room for essential appliances. Upstairs, the property comprises two double bedrooms, with the principal bedroom benefiting from built-in storage cupboards. A Jack and Jill style bathroom serves both bedrooms, complemented by a separate WC.

Externally, off-street parking is available to the rear, and residents enjoy access to a shared communal courtyard, adding to the appeal of this promising home.

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 Porch

Door to front

Window to front

Lounge/Dining Room

22' 8" max x 10' 9" max (6.91m max x 3.28m max)

Window to front and rear

Double doors to hallway

Electric heater

Meter cupboard

Laminate tiled floor

Cupboard

Kitchen

10' 4" max x 6' 6" max (3.15m max x 1.98m max)

Window to rear

Cupboard

Wall and base units

Space for cooker

Sink

Part tiled

Serving hatch

Door to hallway

Landing

Double storage cupboard

Wood floor

Bedroom One

15' 6" To Wardrobe Front x 9' 3" max (4.72m To Wardrobe Front x 2.82m max)

Window to front

Exposed wood floor

Two storage cupboards

Bedroom Two

13' 5" max x 9' 3" max (4.09m max x 2.82m max)

Bathroom

Jack & Jill style bathroom

Window to rear

Wash hand basin

Bath

Exposed wood flooring

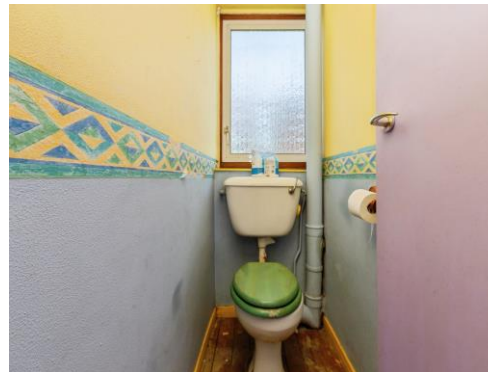
WC IN SEPARATE ROOM with rear window

Garden

Communal courtyard

Parking

Rear off street parking - non 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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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