



Connells

Ravensbourne Road
Aylesbury



Property Description

Connells are pleased to bring to the market this spacious two bedroom semi-detached property located on the Hawkslade development. The home offers a kitchen, lounge and conservatory to the ground floor. Upstairs is two double bedrooms and family bathroom. Outside is a rear garden with side access, driveway parking and garage with rear access. Viewing is 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

KEY FEATURES:

- **DRIVEWAY PARKING**
- **GARAGE**
- **CONSERVATORY**
- **CLOSE TO STOKE MANDEVILLE HOSPITAL**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**

Entrance Porch

Double glazed front door, double glazed window to front aspect, carpet.

Lounge

11' 8" x 16' 8" (3.56m x 5.08m)

Double glazed window to front aspect, gas fireplace, wall lights, telephone and tv points, carpet.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)

Fitted kitchen comprising wall and base units, laminate work surfaces, sink with drainer, tiling to splashback areas, gas oven and hob with cookerhood, plumbing for washing machine, integrated dishwasher, space for fridge/freezer. laminate flooring, sliding door to conservatory.

Conservatory

12' 3" x 7' 6" (3.73m x 2.29m)

UPVC construction, double glazed windows to rear aspect, lighting, tiled flooring,

Bedroom One

9' 3" x 11' 8" (2.82m x 3.56m)

Double glazed window to rear aspect, carpet.

Bedroom Two

11' 7" x 8' 1" (3.53m x 2.46m)

Double glazed window to front aspect, carpet.

Bathroom

Fitted suite comprising low level wc, bath with mixer taps and shower over, vanity wash hand basin, extractor fan, airing cupboard, tiling to splashback areas, laminate flooring,

Outside

Front Garden

Small block paved path to brick porch, driveway and access to rear.

Rear Garden

The rear garden has side access to the rear and garage, block paved area.

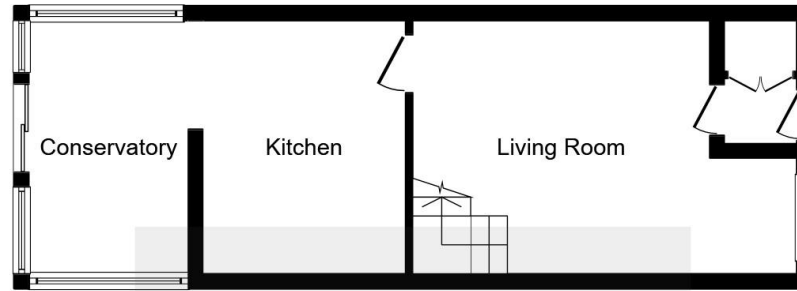
Garage

Garage with up and over door, power and light, window to rear aspect, door.

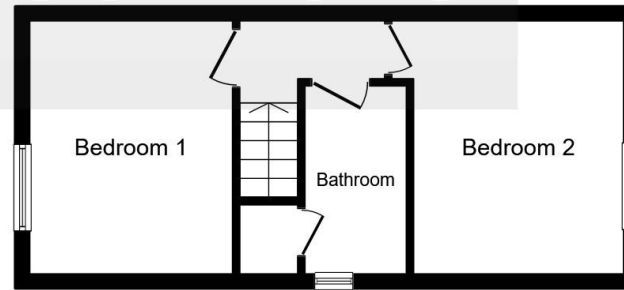








Ground Floor



First Floor

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).
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/ref-ALS309056



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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