



Connells

Hemingway Road
Aylesbury



Property Description

CONNELLS BRING TO MARKET AN OPPORTUNITY TO ACQUIRE A TWO RECEPTION ROOMS, FOUR BEDROOM SEMI-DETACHED HOUSE IN NEED OF MODERNISATION WITH DRIVEWAY PARKING, AN ENCLOSED REAR GARDEN AND NO UPPER CHAIN.

** CALL 01296395710 TO ARRANGE A VIEWING TODAY **

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 £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.

Entrance Hall

Door to front aspect, storage cupboard.

Cloakroom

WC, wash hand basin, radiator.

Study

16' x 7' 10" (4.88m x 2.39m)
Window to front aspect, radiator.

Living Room

11' 3" x 14' 6" (3.43m x 4.42m)
Window to front aspect, television point, telephone point, radiator.

Dining Room

8' 11" x 7' 6" (2.72m x 2.29m)
Sliding patio doors to rear garden, radiator.

Kitchen

10' 3" x 8' (3.12m x 2.44m)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, wall mounted boiler, cooker point, plumbing for washing machine, space for fridge/freezer, larder/storage cupboard.

First Floor Landing

Loft access.

Bedroom One

11' 2" x 9' 8" (3.40m x 2.95m)
Window to front aspect, built in

wardrobe, radiator.

Bedroom Two

13' 1" x 7' 9" (3.99m x 2.36m)
Window to rear aspect, radiator.

Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)
Window to rear aspect, radiator.

Bedroom Four

8' 4" x 6' 6" (2.54m x 1.98m)
Window to front aspect, built in wardrobe,
radiator.

Bathroom

Window to side aspect, bath with mixer taps,
shower cubicle, WC, was hand basin,
radiator.

Outside

Front Garden

Driveway for two cars, side access to rear
garden.

Rear Garden

Patio area, laid lawn, shed, side access.





To view this property please contact Connells on

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EPC Rating: C

[view this property online connells.co.uk/Property/LEY304054](https://www.connells.co.uk/Property/LEY304054)

Tenure: Freehold



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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