



PORTFOLIO
from


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Kimble Park, Little Kimble Buckinghamshire HP17 0UG

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This well presented one bedroom park home, situated in the village of Little Kimble and approximately three miles south of Aylesbury. Conveniently located within a quarter of a mile of Kimble railway station serving Aylesbury & Princes Risborough which offer mainline routes to Birmingham and London.



Entrance Hall

Double glazed window to side aspect, wood laminate flooring, door to the lounge.

Lounge

Double glazed windows to front and side aspects, a radiator, fitted carpet, coved and embossed ceiling and a door to the kitchen.

Kitchen

Fitted with a range of wall and base level units, roll-top work surfaces to match, single drainer sink unit, tiling to splash areas, plumbing for automatic washing machine, space for upright fridge/freezer, wall mounted combination boiler serving gas central heating and hot water, double glazed window to side aspect.



Bedroom

Fitted wardrobes, radiator, double glazed window to rear aspect, wood laminate flooring, coved and embossed ceiling.

Bathroom

Three piece suite comprising: - wash hand basin, low level wc, shower cubicle, tiling to splash areas, radiator, double glazed window to side aspect.

External

Wrap around garden which is mainly paved with well stocked borders, shed and green house. Parking is to the front.



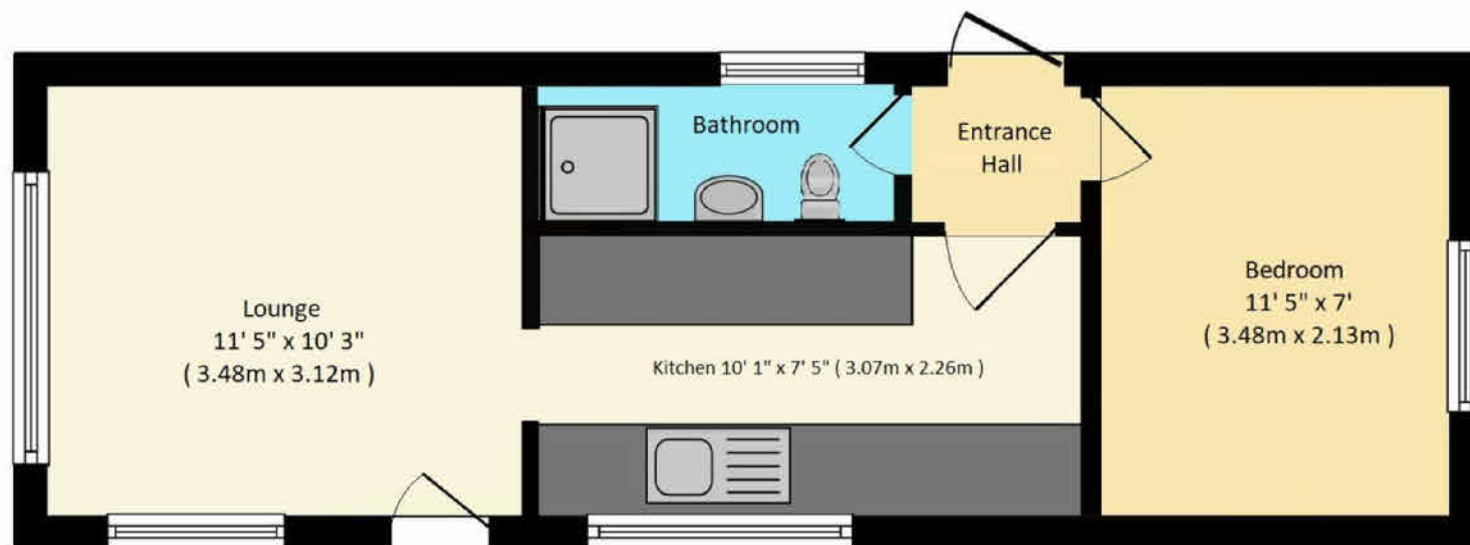
Location

Kimble Park is surrounded by nature and nestled among farmland, bridleways and a stone's throw from the Chiltern Hills Area of Outstanding Natural Beauty. Occupying a scenic position in the village of Little Kimble, there's a village pub, Ofsted 'Good' rated schooling, numerous places of worship and stunning countryside walks. The thriving county town of Aylesbury is just five miles away, with its bustling high street and independent shops, bars and eateries to suit all tastes.

Auctioneers 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.





welcome to

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This particular park home is being offered at a competitive price to effect an early sale. Briefly features:- gas to radiator central heating, double glazed windows where stated. There are gardens to the side and rear which are mainly paved with floral borders for easy maintenance and gravel parking to the front. Internal Inspection Highly

Recommended.

Starting Price

£70,000

- One Bedroom
- Kitchen
- Lounge
- Wrap Around Gardens

EPC Rating: Exempt

Council Tax Band: A

Tenure: Leasehold

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To find out more information or to arrange a viewing call

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