



Connells

Eskdale Road
Stoke Mandeville Aylesbury

Eskdale Road Stoke Mandeville Aylesbury HP22 5UJ

for sale guide price
£300,000



Property Description

BEING SOLD AS A BLOCK ALONG WITH 4B
ESKDALE ROAD * IN NEED OF FULL
RENOVATION

Situated on the highly sought-after south side of Aylesbury, this two-bedroom property presents an excellent opportunity for buyers looking for a full renovation project. Offering fantastic potential to modernise and add value, the property would be ideal for investors, developers, or those seeking to create a home tailored to their own tastes and requirements.

The accommodation currently comprises two bedrooms, a bathroom, and living accommodation with scope for improvement throughout. Requiring complete refurbishment, the property provides a blank canvas for prospective purchasers to transform into a desirable home.

Externally, the property benefits from its own private garden, offering excellent outdoor space with potential for landscaping and entertaining. A single garage provides valuable storage and parking options.

Conveniently located, the property is within easy reach of Stoke Mandeville Hospital and Stoke Mandeville Railway Station, making it particularly attractive to commuters and healthcare professionals. Aylesbury town centre, local amenities, schools, and transport links are also easily accessible.

A unique feature of this opportunity is the potential to purchase an adjoining property alongside this one

Agents Note

There is extensive contamination throughout the property with areas of deterioration, uneven floor surfaces associated with water damage, and areas that may be restricted to external and internal viewing. All viewing parties will be asked to sign a Risk Acknowledgment & Access Undertaking before entering the property. It is suggested that protective clothing is worn which would include protective footwear and PPE equipment. Viewing time in the property will be restricted. Please speak with the branch regarding any concerns before viewing.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-

money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304883



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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