



Connells

Grecian Street  
Aylesbury



## Property Description

Offered to the market with no upper chain and available via the Modern Method of Auction, this three-bedroom mid-terrace home presents an excellent opportunity for buyers seeking a spacious property close to Aylesbury town centre and transport links.

Upon entering, an entrance porch and hallway lead through to the bright and airy front-aspect lounge, illuminated by a large bay window. The fireplace creates a cosy focal point, and the room flows seamlessly into the second reception room, perfect for dining or additional living space.

From the dining room, you access the kitchen, which provides a range of wall and base units, a free-standing oven, vinyl floor covering, and a door opening directly into the rear garden. Completing the ground floor is the bathroom, comprising a bathtub with a handheld shower attachment operated from the mixer tap, vanity unit, WC and wash hand basin.

Upstairs, the first floor hosts three well-proportioned bedrooms—two with wooden flooring and one carpeted for added comfort. Bedroom Two also benefits from loft access.

Externally, the north-east-facing rear garden is fully enclosed and features a combination of shingle, patio and lawn, ideal for outdoor dining or relaxation. A garden shed provides

useful storage, and gated rear access adds convenience. Parking is available on street.

This property offers fantastic potential and is ideally located for buyers looking for easy access to Aylesbury's amenities and transport routes.

## 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 Hall

Radiator  
Carpet underfoot

### Lounge

10' 2" max x 9' 10" max ( 3.10m max x 3.00m max )  
Carpet underfoot  
Bay window to front - double glazed  
Fireplace  
Tv point  
Radiator

### Dining Room

13' 5" max x 10' 6" max ( 4.09m max x 3.20m max )  
Carpet underfoot  
Radiator  
Window to rear - double glazed

### Kitchen

7' 10" max x 6' 7" max ( 2.39m max x 2.01m

max )  
Wall and base units  
Vinyl floor covering  
Part tiling  
Assisted wall bar  
Side facing door to side garden  
Single wash stainless steel bowl  
Free standing oven and hob  
Space for dishwasher and washing machine

### Landing

Carpet underfoot  
Cupboard

### Bedroom One

13' 9" max x 10' 6" max ( 4.19m max x 3.20m max )  
Wooden floor  
Radiator  
Two windows to front

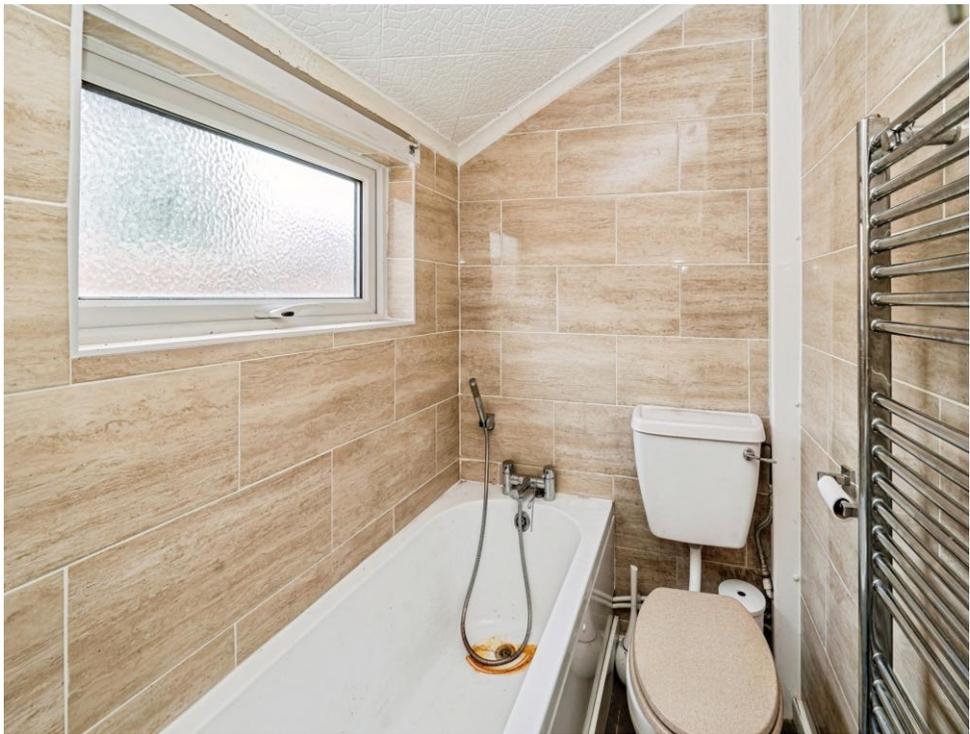
### Bedroom Two

10' 6" max x 8' 10" max ( 3.20m max x 2.69m max )  
Carpet underfoot  
Window to rear  
Loft access  
Radiator

### Bedroom Three

7' 7" MAX x 6' 7" MAX ( 2.31m MAX x 2.01m MAX )  
Window to rear  
Wooden floor  
Combi boiler









Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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2 Temple Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312929](http://connells.co.uk/Property/ALS312929)**



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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