



Connells

Badgers Way
BUCKINGHAM



Property Description

Situated on the sought-after Badgers development, this home offers versatile single-level accommodation, generous parking, and an attractive rear garden, making it ideal for a wide range of buyers.

The property is approached via a large driveway providing off-road parking for multiple vehicles and opens into a welcoming entrance hall, which provides access to all principal accommodation.

At the centre of the home is a well-proportioned dining room, which connects seamlessly to the kitchen and offers access through to a bright conservatory, creating an excellent flow for both everyday living and entertaining. The conservatory enjoys views over and access to the rear garden. A spacious sitting room provides a comfortable main reception space, while a separate study offers an ideal home-working or hobby room.

The accommodation includes three bedrooms, comprising a generous principal bedroom with en-suite shower room, and two further well-proportioned bedrooms served by a modern family bathroom.

Outside, the property enjoys a rear garden that is mostly laid to lawn, enhanced by established borders, creating a pleasant and manageable outdoor space suitable for relaxation and entertaining.

Located within a desirable residential development and benefitting from excellent parking, well-balanced accommodation, and an attractive garden, this property represents a wonderful opportunity in a highly regarded location.

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.

Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.

Entrance Hall

Sitting Room

18' 7" x 11' 6" (5.66m x 3.51m)

Study

11' 11" x 7' 7" (3.63m x 2.31m)

Kitchen

7' 10" x 9' 5" (2.39m x 2.87m)

Dining Room

11' 6" x 9' (3.51m x 2.74m)

Conservatory

10' 10" x 10' 10" (3.30m x 3.30m)

Master Bedroom

12' 10" x 16' 5" (3.91m x 5.00m)

En Suite

Bedroom 2

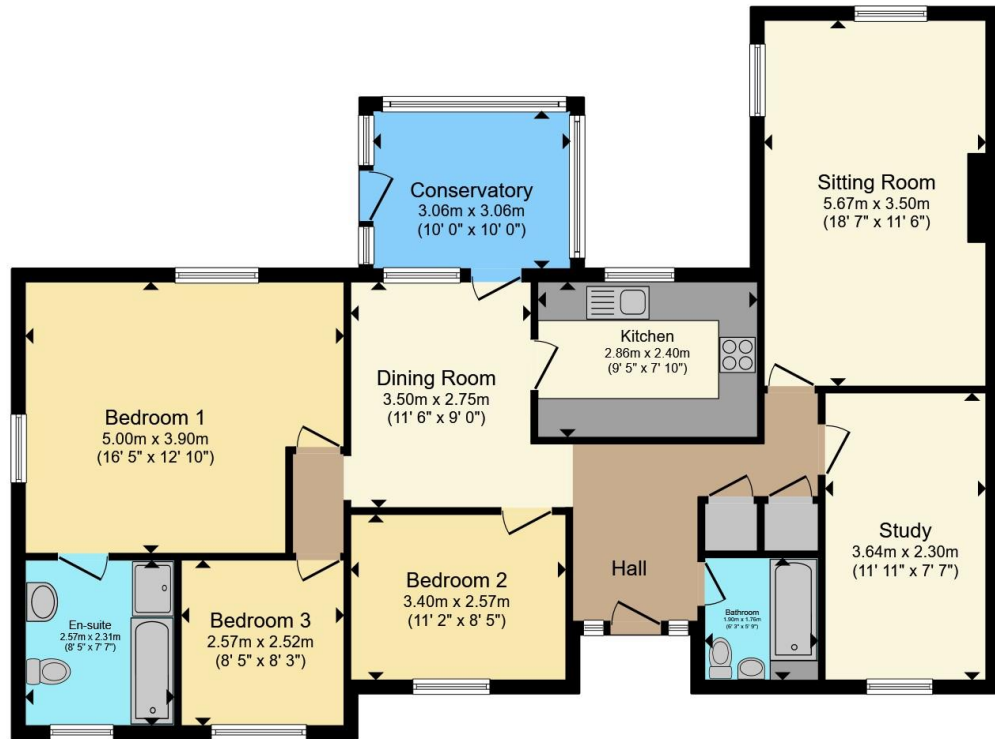
8' 5" x 11' 2" (2.57m x 3.40m)

Bedroom 3

8' 5" x 8' 3" (2.57m x 2.51m)

Bathroom





Total floor area 115.2 m² (1,240 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

Connells



To view this property please contact Connells on

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2 West Street
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EPC Rating: Council Tax
Awaited Band: E

view this property online connells.co.uk/Property/BUK308170

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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