



Connells

Wymering Road  
Aylesbury



## Property Description

This two-bedroom semi-detached home is offered for sale by the modern method of auction with no onwards chain, presenting an excellent opportunity for buyers seeking space, potential, and a sought-after location in Bedgrove.

The ground floor comprises an entrance porch leading into a welcoming hallway, which provides access to a conservatory offering additional living space and convenient side access to the garden. A downstairs bathroom fitted with a shower cubicle adds flexibility for modern living. The kitchen is well-equipped with a range of wall and base units, an electric oven, gas hob, and space for white goods. To the front, the bright and airy lounge enjoys a dual aspect, allowing plenty of natural light and featuring an electric fireplace as an attractive focal point.

Upstairs, the property offers two generously sized double bedrooms, with the second bedroom benefitting from access to an ensuite bathroom fitted with a bath. The landing also provides access to the loft.

Externally, the home continues to impress with a large rear garden enjoying a south-westerly aspect, featuring raised decking and a raised patio area—ideal for outdoor entertaining. The garden is bordered by mature shrubs and includes a useful shed for storage. A substantial 21ft garage and

driveway parking further enhance the practicality of the property.

Situated within the ever-popular Bedgrove area, this home is well placed for local amenities, schools, and transport links.

## 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 Porch

Door to front  
Window to side  
Carpet underfoot

## Entrance Hall

Carpet underfoot  
Window to side  
Fuse cupboard

## Cloakroom

WC  
Wash hand basin  
Shower cubicle  
Window to front

## Conservatory

9' 10" x 8' 2" ( 3.00m x 2.49m )  
Door to side

## Kitchen

11' 2" x 8' 10" ( 3.40m x 2.69m )  
Window to rear

Wall and base units  
Part tiling  
Tiling underfoot  
Sink/drain  
Radiator  
Electric oven and gas hob

## Lounge

13' 9" x 9' 6" ( 4.19m x 2.90m )  
Window to front and side  
Electric fireplace  
Radiator  
TV Point  
Carpet underfoot

## Landing

Carpet underfoot  
Loft access - insulated not boarded

## Bedroom One

14' 1" x 9' 6" ( 4.29m x 2.90m )  
Window to front (double glazed)  
Cupboard with boiler and water tank  
Radiator  
Carpet underfoot

## Bedroom Two

8' 2" x 7' 10" ( 2.49m x 2.39m )  
Window to rear (double glazed)  
Carpet underfoot  
Access to en-suite

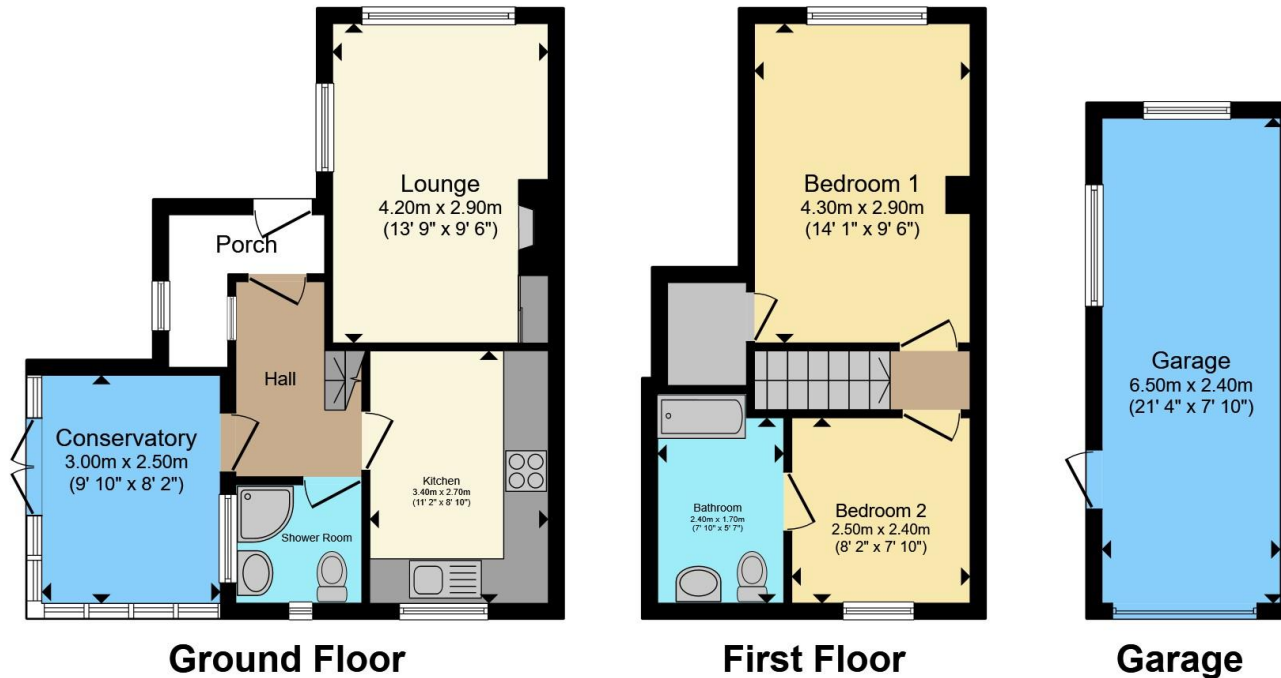
## En-Suite To Bedroom Two

Slanted ceiling









Total floor area 79.9 m<sup>2</sup> (861 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: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS313067](http://connells.co.uk/Property/ALS313067)**



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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Property Ref: ALS313067 - 0002