



Connells

Upper Street
Quinton Aylesbury



Property Description

A two-bedroom semi-detached home in the quiet village of Quainton, sold via the modern method of auction and offered with no onward chain. In need of full renovation, the property presents an excellent opportunity to modernise, reconfigure and extend (planning permission already granted to the side), making it an ideal project for buyers seeking value and long-term potential.

The home enjoys a generous garden and off-road parking.

The accommodation comprises an entrance hall leading to a front-aspect lounge featuring a fireplace. The kitchen requires complete refurbishment, offering a blank canvas for a new layout and specification; from here, there is access to useful ground-floor storage cupboards and a side shed.

To the first floor, there are two well-proportioned bedrooms, both served by a family bathroom suite, which also requires updating.

Externally, the property boasts larger-than-average gardens, providing superb scope for landscaping, outdoor entertaining, or further development.

Approved planning permission for erection of two storey detached self/custom build dwelling, creation of driveway and dropped kerb and landscaping works.

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

Carpet underfoot
Radiator
Window to side
Door to front

Lounge

Radiator
Window to front
Fireplace
Carpet underfoot

Kitchen

Carpet underfoot
Radiator
Window to rear
Understairs cupboard
In need of complete refurb

Landing

Carpet underfoot
Window to side
Loft hatch

Bedroom One

Wooden flooring
Radiator
Window to front
Two storage cupboards

Bedroom Two

Carpet underfoot
Window to rear
Emersion tank
Radiator

Bathroom

WC
Wash hand basin
Window to rear
Bath
Radiator

Front Garden

Rear Garden

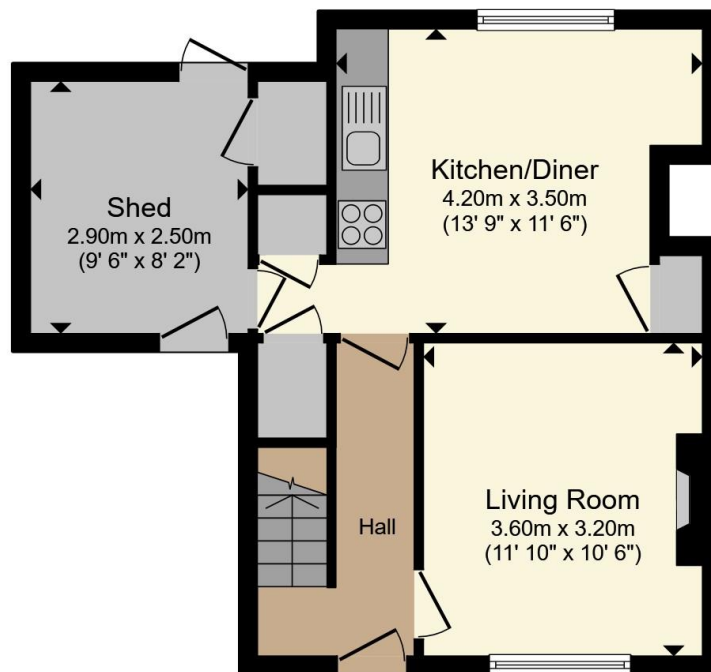
Agents Note

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

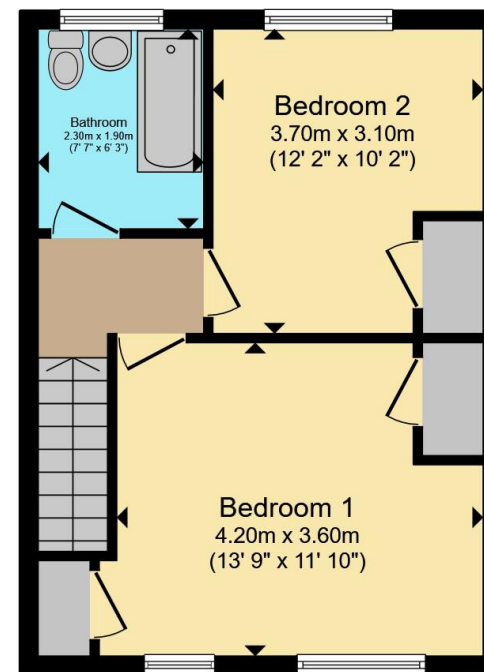








Ground Floor



First Floor

Total floor area 79.7 m² (858 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313213



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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