



BICESTER ROAD, AYLESBURY, BUCKINGHAMSHIRE

BY AUCTION £250,000
FREEHOLD

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

A spacious three bedroom end-of-terrace home ideally located within walking distance of the town centre and train station. Offered to the market with no upper chain, the property benefits from multiple reception rooms, kitchen and a downstairs bathroom. Upstairs, there are three bedrooms and an additional WC. Outside, the home enjoys a private garden with an outbuilding, providing excellent potential for storage or workspace.



BICESTER ROAD

- SUBJECT TO RESERVE PRICE - BUYER FEES APPLY • THREE BEDROOM HOUSE • MULTIPLE RECEPTION ROOMS • FOR SALE BY MODERN AUCTION T&C'S APPLY • NO UPPER CHAIN • WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION • CONSERVATORY WITH KITCHENETTE • DOWNSTAIRS BATHROOM • FIRST FLOOR WC • OUTBUILDING WITH LIGHT AND POWER



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

Offered to the market with no upper chain, the property provides generous living accommodation and versatile spaces, making it an excellent choice for families, first-time buyers or investors.

On the ground floor, the property opens with an entrance hall with stairs leading to the first floor, flowing into a spacious living room and a separate dining room. The kitchen offers ample storage with space for appliances, while a downstairs bathroom provides convenience and features a shower cubicle,

bathtub, WC and wash basin. To the rear, a conservatory with kitchenette adds extra flexibility for dining or utility use.

Upstairs, the home offers three bedrooms along with a convenient WC.

Externally, the property benefits from a fully paved rear garden, designed for low maintenance, with an outbuilding fitted with light and power—ideal for use as a workshop, home office or additional storage.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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ADDITIONAL INFORMATION

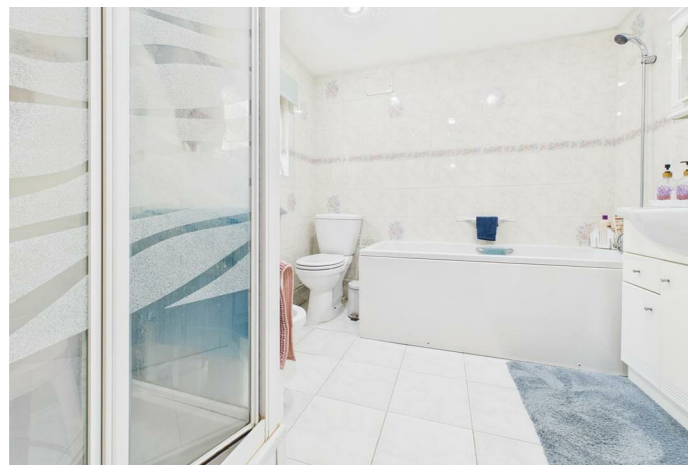
Local Authority – Buckinghamshire

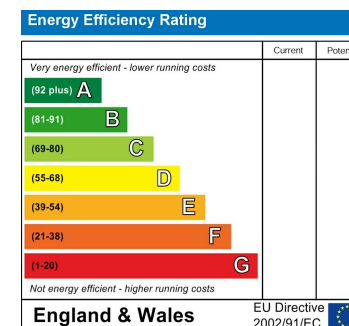
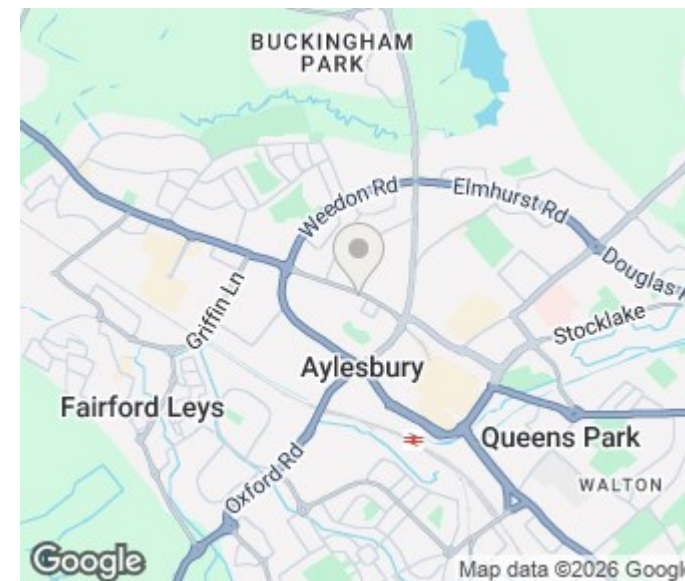
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1350.00 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

