Auction House
NORTHANTS
BEDS & BUCKS

Ground Floor



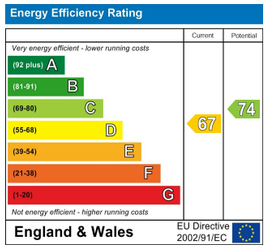
First Floor



For illustration purposes only - not to scale

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T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

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48, Coventon Road Aylesbury, Buckinghamshire, HP19 9ND



For Auction, Guide £250,000 to £280,000

** FOR SALE BY ONLINE AUCTION TUESDAY 1st DECEMBER ** GUIDE PRICE £250,000 to £280,000 ** BIDDING OPENS FROM MONDAY 30TH NOVEMBER FROM 1:00 PM ** VIEWINGS BY APPOINTMENT 06/11/26 3.30 PM TO 4.15 PM & 14/11/26 10:00 AM TO 10:45 AM ** PLEASE CALL **

This traditional three-bedroom end-of-terrace house, located in the popular Quarrendon area, is ideal for modernisation and offers excellent scope for adding value and extending (subject to the necessary planning permissions). The property features approximately 850 sq. ft. of accommodation, including a 20ft dual-aspect lounge, a good-sized kitchen, three bedrooms and a first-floor shower room. Further benefits include double glazing, gas central heating with a combi boiler, an excellent sunny south-east-facing rear garden, a front lawn and off-road parking. A great opportunity for an unencumbered buyer looking for a home to make their own, or for an investor seeking a renovation project with excellent potential.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhousenorthantsbedsandbucks

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ACCOMMODATION

ENTRANCE HALL
9'7 x 4'0
Window to front,, door to kitchen, stairs to 1st floor, door to

LOUNGE/DINING ROOM
20' x 11'2
Dual aspect room with double glazed window to front, double glazed patio doors to rear, radiator door to



KITCHEN
16'3 x 10'10
Maximum measurements quoted due to room shape: Please see floorplan.
Double glazed window and door to rear, range of wall and base units, sink unit, space for appliances, understairs storage cupboard. Combination gas boiler.



LANDING
Access to loft, door to

BEDROOM ONE
12'10 x 11'3
Double glazed window to front, radiator, fitted wardrobes.



BEDROOOM TWO
13'0 x 9'0
Maximum measurements quoted due to room shape: Please see floorplan.
Double glazed window to rear, radiator.



BEDROOM THREE
11'4 x 6'8
Double glazed window to front, radiator.



CLOAKROOM
Double glazed window to rear, WC

SHOWER ROOM
6'0 x 5'0
Double glazed window to rear, sink unit, walk in shower area with wet room floor.

OUTSIDE



FRONT GARDEN
Laid to lawn

PARKING
Off road parking with lowered curb to front.

REAR GARDEN
A good size south east facing rear garden with patio, lawn and fenced boundaries.



SERVICES
No appliances or services have been tested

COUNCIL TAX
Band C, Buckinghamshire

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE
From Aylesbury town centre, head north along the High Street and continue onto New Street, then follow Dunsham Lane towards Elmhurst. Continue along Elmhurst Road and turn onto Weedon Road, following the signs towards Quarrendon. Turn into Meadowcroft and follow the road towards Coventon Road.



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