

Hurst Estate Agents

101 Clearbrook Close, High Wycombe, Buckinghamshire, HP13 7BS

Guide Price £140,000

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UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 6%+VAT (subject to a minimum of £6,000+VAT) buyer's premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Legal Pack A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk.

FOR SALE BY ONLINE AUCTION

AUCTION DATE: 12TH NOVEMBER 2026

PRIVATE ENCLOSED GARDEN

SOUGHT AFTER LOCATION

ONE DOUBLE BEDROOM

SPACIOUS LOUNGE/DINER

REQUIRING RENOVATION THROUGHOUT

UPVC DOUBLE GLAZING

NO ONWARD CHAIN

ALLOCATED PARKING SPACE













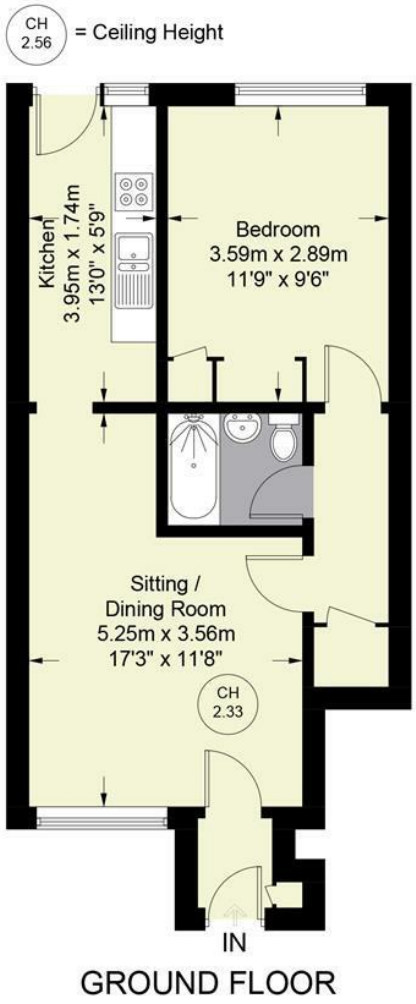






Clearbrook Close

Approximate Gross Internal Area = 482 sq ft / 44.8 sq m



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk