

Connells

Rowan Close
Aylesbury

Rowan Close
Aylesbury HP21 9AF

for sale guide price
£175,000







Property Description

Offered with no onward chain, this one-bedroom end-of-terrace home is situated on the popular Deerhurst development and presents an excellent opportunity for first-time buyers, investors, or those looking for a renovation project. Conveniently located within easy reach of rail links at Stoke Mandeville and Aylesbury, the property offers excellent connections to London Marylebone.

The accommodation begins with an entrance hall leading through to a bright and spacious lounge, featuring a large window that allows an abundance of natural light to flow through the room. Double doors open into the kitchen, which is fitted with a range of wall and base units, a sink with drainer, plumbing for a washing machine, and space for additional white goods.

To the first floor, the property offers a generous double bedroom with loft access and carpeted flooring. The accommodation is completed by a bathroom fitted with a bath, wash hand basin, and WC.

While the property would benefit from modernisation and updating throughout, it offers fantastic potential to create a lovely home tailored to individual tastes.

Externally, the rear garden has been designed for low maintenance, comprising a combination of patio and shingle areas, providing a pleasant outdoor space to enjoy. The property also benefits from allocated parking.

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

Lounge

Kitchen

Bedroom

Bathroom

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







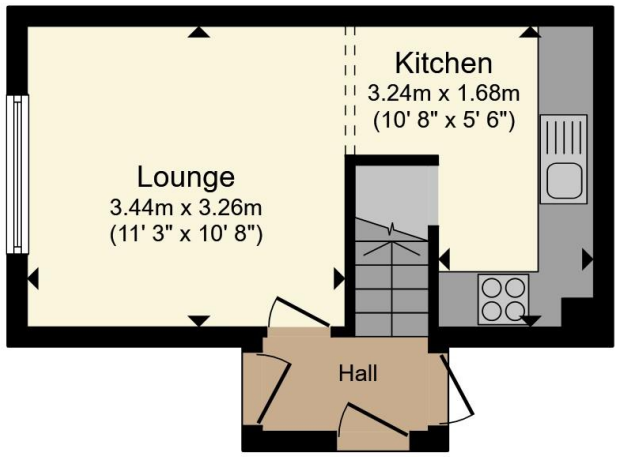




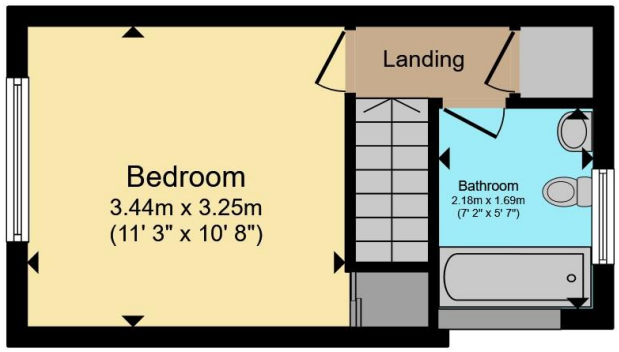





Carex



Ground Floor



First Floor

Total floor area 41.6 m² (448 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

Connells

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304879

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.