



Walton Way, Aylesbury HP21 7JJ

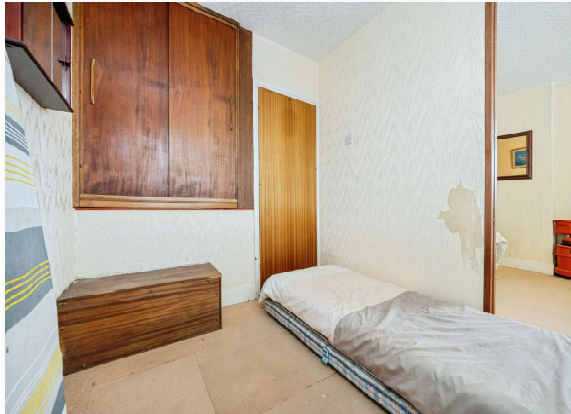


welcome to

Walton Way, Aylesbury

Upon entering, the home reveals its generous living spaces, providing ample scope for modernisation. Each of the three bedrooms offers a peaceful retreat, while the layout allows plenty of natural light to flow throughout, enhancing the sense of space and potential. The semi-detached design delivers additional privacy and the possibility of side access or even future extensions, subject to planning permission.





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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

Accommodation Comprises

Porch

Hallway

Kitchen

8' 2" x 6' 11" (2.49m x 2.11m)

Living Room

11' 9" x 10' 4" (3.58m x 3.15m)

Dining Room

11' 3" x 10' 7" (3.43m x 3.23m)

First Floor & Landing

Bedroom One

14' 4" x 10' 6" (4.37m x 3.20m)

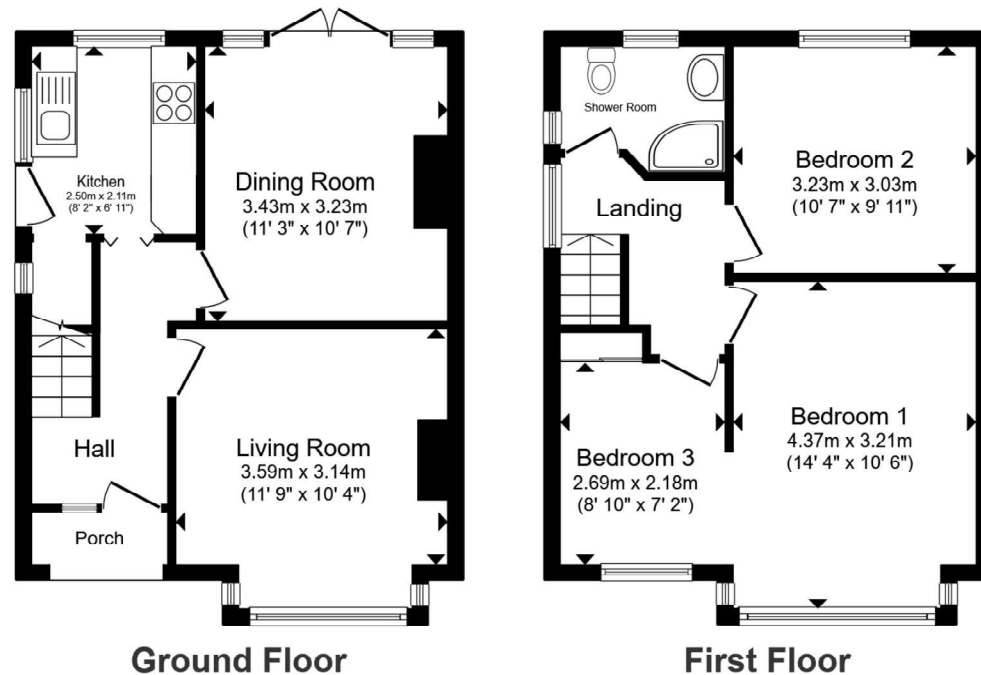
Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)

Bedroom Three

8' 10" x 7' 2" (2.69m x 2.18m)

Shower Room



Total floor area 78.9 m² (849 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



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Walton Way, Aylesbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED
- AMPLE SCOPE FOR MODERNISATION
- SOUGHT-AFTER LOCATION
- HIGHLY REGARDED INFANT/JUNIOR SCHOOLING (0.4 Mile)
- GRAMMAR SCHOOL LOCATION (0.6 Mile)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116520 - 0003

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