



**Connells**

Styles Court Wood Street  
Waddesdon Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented end-terraced house to the market that is situated within the popular Village of Waddesdon. The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen/breakfast room, three well-proportioned bedrooms, a family bathroom suite and off-street parking for two cars. Whilst this property does not have a garden, there are plenty of local walks and playing areas within proximity of the property.

The property is conveniently located 6 miles from Aylesbury along the A41 with easy access to Aylesbury Parkway Train Station (2.9miles). The property is a short walk away from local post office and a selection of pubs and restaurants as well as further amenities including Waddesdon Manor (Free to Waddesdon Residents), Bucks Railway Centre and Green Dragon Eco Farm all nearby. There are well-regarded primary and secondary schools within the village including being within catchments Waddesdon Schools for and Grammar Schools nearby in Aylesbury.

For more information or to arrange a viewing, please contact Connells today.

## 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

Door to rear aspect, stairs to first floor landing, window to side aspect, electric radiator.

## Reception Room

Front door, bay window to front aspect, television point, telephone point, electric radiator.

## Kitchen / Breakfast Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer, space for dining area, window to side aspect.

## First Floor Landing

Stairs from entrance hall, window to rear aspect, stairs to second floor, storage cupboard, electric radiator.

## Bedroom One

Window to front aspect, storage cupboard, electric radiator.

## Bedroom Two

Window to side aspect, electric radiator.

## Bathroom

Bath with mixer taps and shower attachment, overhead shower, WC, wash hand basin.

## Second Floor

### Bedroom Three

Window to rear aspect, storage in eaves, electric radiator.

### Outside

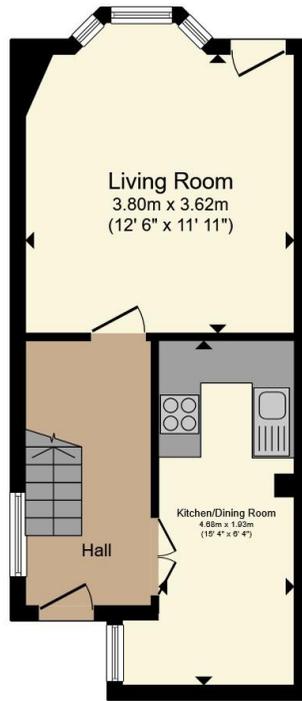
### Parking

Two off-street parking spaces.

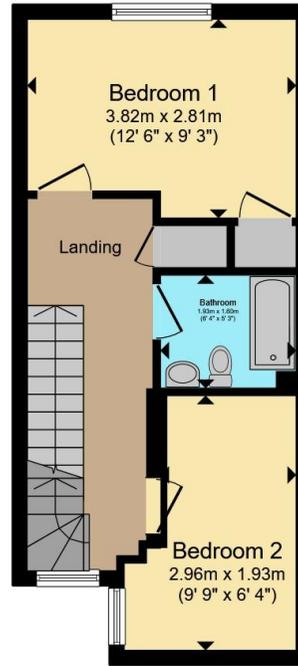




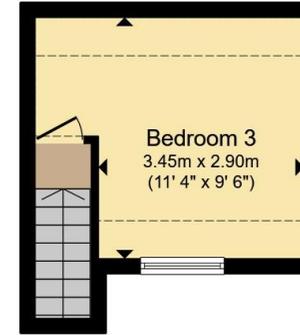




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 79.1 m<sup>2</sup> (851 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304768](http://connells.co.uk/Property/LEY304768)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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