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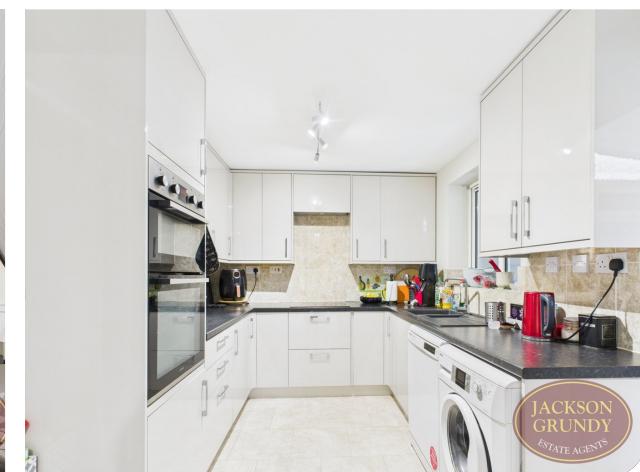
## Tewkesbury Close, Buckingham Fields, NN4 8NA

£200,000 Semi-Detached



Department: Sales

Tenure: Freehold





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ESTATE AGENTS



## Property Summary

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

## Features & Utilities

- ✓ CASH BUYERS ONLY
- ✓ Much Improved Home
- ✓ Close to M1 & Ring Road
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Ground Floor Shower
- ✓ Upstairs Bathroom
- ✓ Off Road Parking
- ✓ Low Maintenance Garden

# Property Overview

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £200,000 CASH BUYERS ONLY

A nicely presented, modern, three bedroom semi detached house situated on the popular BUCKINGHAM FIELDS no through development in the NN4 district close to the southern ring road and M1 J15/15a.

The property also benefits from uPVC double glazing, gas central heating to radiators via a combination boiler. Accommodation offers entrance vestibule, sitting room with stairs to first floor and bay window, modern kitchen/diner with built in hob and oven, three good sized bedrooms and a stylish refitted shower room. The garage has been part converted to include a further shower room accessible from the rear lobby with the front section of the garage retained for storage, via roller door.

Outside the frontage is open plan with shrubbery and driveway providing off road parking and a low maintenance rear garden.

## Auctioneers Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments:

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc. VAT (subject to a minimum of 7,200 inc. VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

EPC Rating: C. Council Tax Band: C

## GROUND FLOOR

HALL

LIVING ROOM

KITCHEN/DINER

SUN ROOM

LOBBY

GARAGE/STORE

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

#### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

## AGENTS NOTES

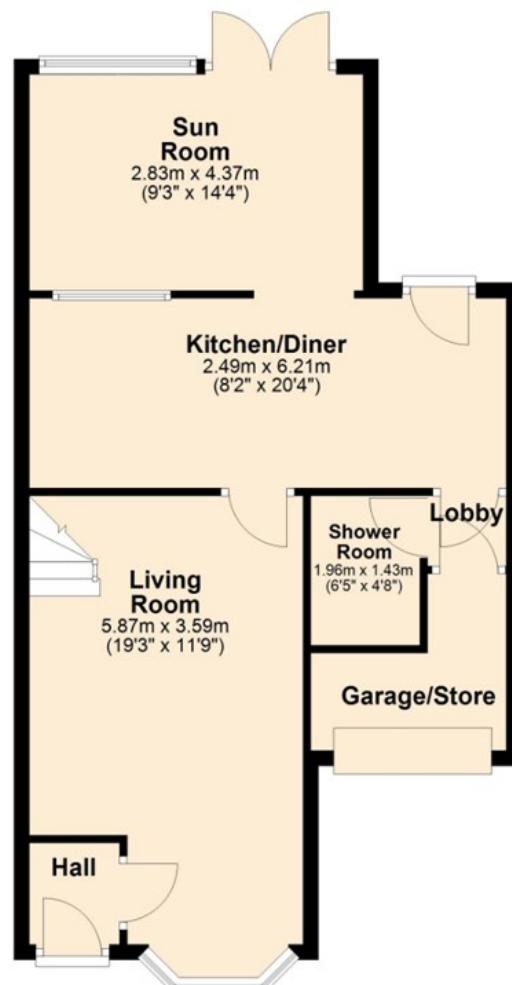
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not

performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

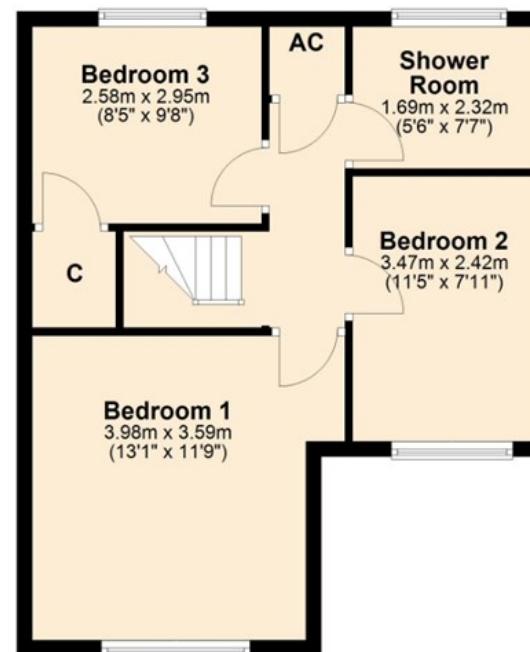
## Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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