



19 Eaton Place, High Wycombe, Buckinghamshire, HP12 3AU - £160,000

## *A one-bedroom freehold starter home in a quiet tucked away position with private garden.*

| Starting Bids from £170,000 | Being Sold Through Online Auction | Buy It Now Option Available | Buyers Fee Applies | Freehold Starter Home with Private Garden | Porch | Lounge/Dining Room | Modern Fitted Kitchen with Appliances | Landing | Double Bedroom with Built in Wardrobes and Study/Storage Recess | Modern Bathroom | Electric Heating | Double Glazing | Allocated Parking | Vacant Possession |

A one-bedroom freehold starter home situated in a quiet, tucked away location on the west side of High Wycombe. Situated in a quiet, tucked away position at the rear of the development, a one-bedroom freehold house which has its own private garden and is offered with vacant possession. The property has electric heating, double glazed windows, a modern fitted kitchen and bathroom, bedroom with built in wardrobes and a small study/storage recess. There is allocated off road parking.

## **Price... £160,000**

*Freehold*



## LOCATION

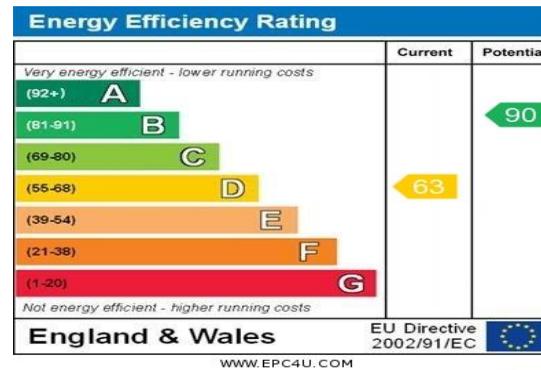
Convenience stores close and just over a mile from the main shopping centre in High Wycombe with a wide variety of shopping, leisure and hospitality outlets & mainline rail link with London Marylebone.

## DIRECTIONS

From High Wycombe town centre proceed on the A40 West Wycombe Road. Shortly before the second set of major traffic lights, turn left into Mill End Road. Turn left into Eaton Avenue and first right in to Fryers Lane. Take the first private drive on the right which leads to the parking area for Eaton Place. The property can be found at the end of the development.

## ADDITIONAL INFORMATION

Auctioneers Comments: This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6000 including VAT and a Legal Pack fee of £354 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements  
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.6 SQ.M.)

APPROX. FLOOR AREA 259 SQ.FT.  
(24.1 SQ.M.)

APPROX. FLOOR AREA 274 SQ.FT.  
(25.5 SQ.M.)

1ST FLOOR

APPROX. FLOOR AREA 259 SQ.FT.  
(24.1 SQ.M.)

GROUND FLOOR

