



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Alderbourne Lane, Iver, Buckinghamshire. SL0 0NX.

£525,000 Freehold

A rarely available three bedroom semi detached cottage, which is coming to the market by way of the modern method of auction, it therefore involves no upper chain.

The property is in need of complete modernisation, therefore ideal for a purchaser looking for a project to turn into their dream home. Another feature of this house is its huge rear garden, which faces south west, and there is ample room to extend (subject to the usual consents).

Springfield Cottages are located on the Iver Heath, Fulmer Border, and is placed along a beautiful, country lane, which surrounded by fields.

Current accommodation includes a living room, dining room, kitchen, ground floor bathroom and three first floor bedrooms and extends to 784 square ft in total.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation



Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.




Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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4 Springfield Cottages

Approximate Gross Internal Area

Ground Floor = 42.1 sq m / 453 sq ft

First Floor = 30.8 sq m / 331 sq ft

Total = 72.9 sq m / 784 sq ft
(Excluding External Store)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.