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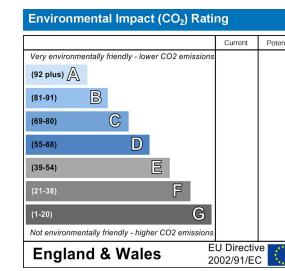
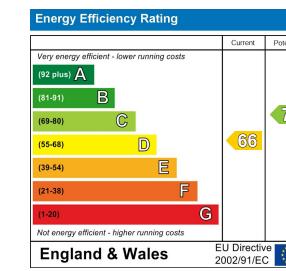
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## 2A Vicarage Road, Milton Keynes, MK2 2EZ



**For Auction, Guide Price £345,000+**

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 18TH FEBRUARY 1PM \*\* GUIDE PRICE £345,000  
+ \*\*\* \*\* VIEWINGS BY APPT MONDAY 2ND FEBRUARY 5:00 PM TO 6:00 PM & FRIDAY 6TH FEBRUARY 4:30 PM TO 5:30 PM \*\* PLEASE CALL TO BOOK \*\* This spacious detached house occupies an imposing corner plot with a generous front garden, detached double garage, and rear parking, offering over 1,400 sq ft of modern living space ideal for both owner-occupiers and investors seeking a strong rental opportunity. Highlights include a 22ft fitted kitchen/diner, separate living room, conservatory, ground-floor shower room, four well-proportioned bedrooms, an en-suite, and a separate family bathroom. Situated on the edge of Bletchley and less than one mile from both Bletchley and Fenny Stratford train stations, the property enjoys a highly convenient location. Offered with vacant possession, it is perfect for an unencumbered buyer seeking a swift purchase.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

# 2A Vicarage Road, Bletchley, Milton Keynes, MK2 2EZ

## ACCOMODATION

### ENTRANCE HALL

16 x 5'7

Stairs to 1st floor, under-stairs storage cupboard, further storage cupboard, door to

### SHOWER ROOM

Double glazed window to side, WC, sink unit and shower, part tiled walls

### LOUNGE

16 x 14

Double glazed window to front, radiator, open through to

### KITCHEN/DINER

22'6 x 11

Double glazed window to rear, double glazed door to side, range of modern fitted units in gloss white with built in oven, hob, filter hood and fridge/freezer, radiator.



### CONSERVATORY

12'10 x 11'10

With double glazed windows and double glazed french doors to garden



### LANDING

Doors to

### BEDROOM ONE

15'10 x 11

Double glazed window to front, fitted wardrobes with sliding doors, radiator.



### EN-SUITE

With shower cubicle and sink

### BEDROOM TWO

11 x 11

Double glazed window to rear, integrated cupboard, radiator

### BEDROOM THREE

11'4 x 7'10

Double glazed window to front, radiator

### BEDROOM FOUR

9 x 8

Double glazed window to rear, radiator, integrated cupboard

### BATHROOM

10'10 x 5'4

Double glazed window to side, heated towel rail, P-Shaped bath with rain shower over, sink and WC, part tiled walls



### OUTSIDE

#### FRONT GARDEN

Large walled front garden laid to artificial lawn.



#### REAR GARDEN

With decking area, leading to lawn, with side gate access and access to garage



#### DOUBLE GARAGE & PARKING

23'3 x 16'5

Double width garage with electric roller door and block

paved area leading to garage and providing off street parking.



### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band D Milton Keynes

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

### HOW TO GET THERE

Leave the M1 at Junction 14, take the roundabout exit onto the A509 heading into Milton Keynes, then at the next big roundabout take the second exit onto H6 Child's Way (A4146). Follow A4146 through several roundabouts, then stay on it as it goes under the A5; after that, turn left onto the B4034 to head into Bletchley. From there use local roads (e.g. Water Eaton Road / Manor Road) to reach 2A Vicarage Road, Bletchley.

For further information on viewing call 01908 030127