



BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £2,500 plus VAT.

BUYER'S ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £750 plus VAT.

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.

**11 Gisburn Close, Heelands, Milton Keynes,
MK13 7QQ**



GUIDE PRICE: £175,000

FOR SALE BY AUCTION ON WEDNESDAY 17TH OF APRIL 2024 AT 1:00 PM
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £175,000

VIEWINGS BY APPOINTMENT ONLY - (SAT 23/03/24 12.00pm to 12.30pm, 30/03/24, 06/04/24 & 13/04/24)

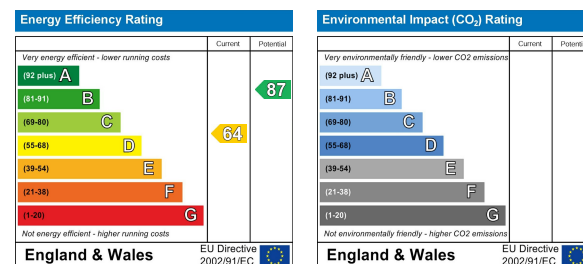
A fantastic opportunity to purchase a two-bedroom, end-of-terrace property situated in the popular area of Heelands in Milton Keynes. The property is suitable for a first-time buyer or investor but needs renovation throughout. The accommodation extends to approximately 550 square feet, comprising an entrance hall, lounge, kitchen/breakfast room with two double bedrooms and a family bathroom to the first floor. Externally there is off-road parking with pedestrian access to a rear garden and there is a garage available in a block close by.

Approximate Gross Internal Area
Ground Floor = 29.4 sq m / 316 sq ft
First Floor = 27.3 sq m / 294 sq ft
Total = 56.7 sq m / 610 sq ft



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.
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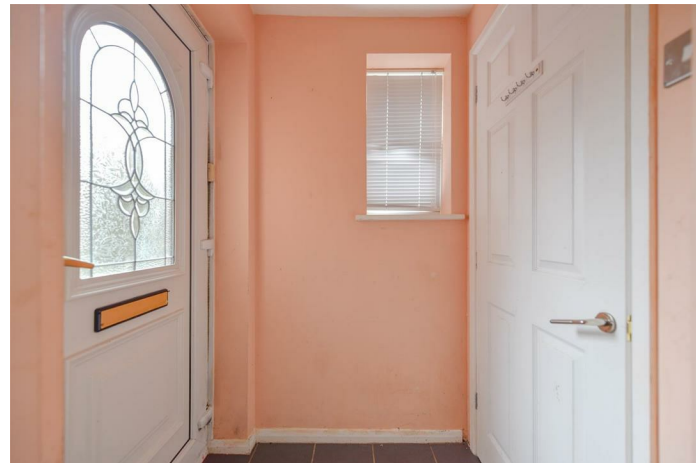
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ACCOMMODATION

ENTRANCE HALL

4'05 x 4'02

Entered via a part-glazed uPVC front door, there is access to a storage cupboard and a further door leading to the lounge.



LOUNGE

13'09 x 8'05

With a two-casement window to the front elevation, stairs rising to the first floor and a door leading through to:-



INTERNAL LOBBY

11 x 2'10

A partitioned wall with storage under the stairs and access to:-

KITCHEN/BREAKFAST ROOM

13'09 x 9'02

A two-casement window to the rear elevation, tiled

flooring and a boiler fitted to the wall, the kitchen units and appliances have been removed.



FIRST FLOOR

LANDING

6'00 x 4'08

Doors leading to:

BEDROOM ONE

13'09 x 8'01

A two casement uPVC window to the front elevation with radiator fitted and storage over the stairs.



BEDROOM TWO

9'04 x 7'02

A two-casement window to the rear elevation with storage over the stairs.



FAMILY SHOWER ROOM

6'05 x 6'03

Suite comprising a half-tiled wall, WC, hand wash basin and a shower cubicle with a two casement window to the rear elevation.



OUTSIDE

REAR GARDEN

Mainly laid to artificial lawn with a fence boundary and a paved patio, there is a pedestrian walkway to the side which gives you access to off-road parking for one vehicle.



GARAGE

There is a single garage in a block, please refer to the title plan.



HOW TO GET THERE

From Milton Keynes centre, proceed North bound on the V6 Grafton Street heading over the Danstead Way roundabout, continuing on Grafton Street taking a right hand turning on to Langcliffe Drive and the first exit on the roundabout on the left onto Arncliffe Drive. Proceed to the end, turning right onto Arncliffe Drive and then left on to Gisburn Close. Follow the road all the way down to the bottom of the close turning left where the property can be found on the right hand side.

SERVICES

Mains, gas, water and electric, none of these services have been tested.

For further information on viewing call 01603 508500