



**Connells**

Crispin Road  
Bradville Milton Keynes



### Property Description

Connells Estate Agents are pleased to bring to the market this three bedroom mid terraced home that is located in Bradville, which is a short drive away from Central Milton Keynes and all of the amenities that the city centre has to offer.

The accommodation includes an entrance hallway, cloakroom, lounge/ diner, kitchen, a ground floor bedroom, two first floor bedrooms and a family bathroom. Outside there are front and rear gardens, and a garage with a driveway providing off road parking.

For further information and to arrange your viewing call Connells today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### The Area

Bradville is conveniently located for excellent access into Milton Keynes town centre. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area which in particular is within a short distance of Bradville. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a close distance making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradville is well served with two very good primary schools. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. Bradville also has its own local shops.



## Entrance Hall

Double glazed door to the front, cupboard.

## Cloakroom

W/C, wash hand basin, fully tiled, central heating boiler, heated towel radiator.

## Lounge/ Diner

22' 3" x 12' (6.78m x 3.66m)

Double glazed window, double glazed patio doors to the rear, stairs to the first floor, two wall mounted radiators, TV and telephone points.

## Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed window to the front, eye base units, worksurfaces, stainless steel sink drainer, fully tiled, wall mounted radiator, space for gas cooker, cooker hood over, washing machine and fridge/freezer.

## Landing

Velux window to the rear, wall mounted radiator, storage in eaves.

## Bedroom 1

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to the front, cupboard, and wall mounted radiator.

## Bedroom 2

11' 10" x 7' 7" (3.61m x 2.31m)

Ground Floor - Double glazed window to the front, wall mounted radiator.

## Bedroom 3

11' 9" x 7' 6" Max (3.58m x 2.29m Max)

Double glazed window to the front, wall mounted radiator.

## Bathroom

Double glazed window to the front, loft access, bath, mixer taps, and shower over, w/c, wash hand basin vanity, cupboard fully tiled.

## Front Garden

Enclosed by timber fence, gated access, outside tap, block paved, shed.

## Rear Garden

Enclosed by timber fence, laid to lawn, paved area, gated access to the rear.

## Parking

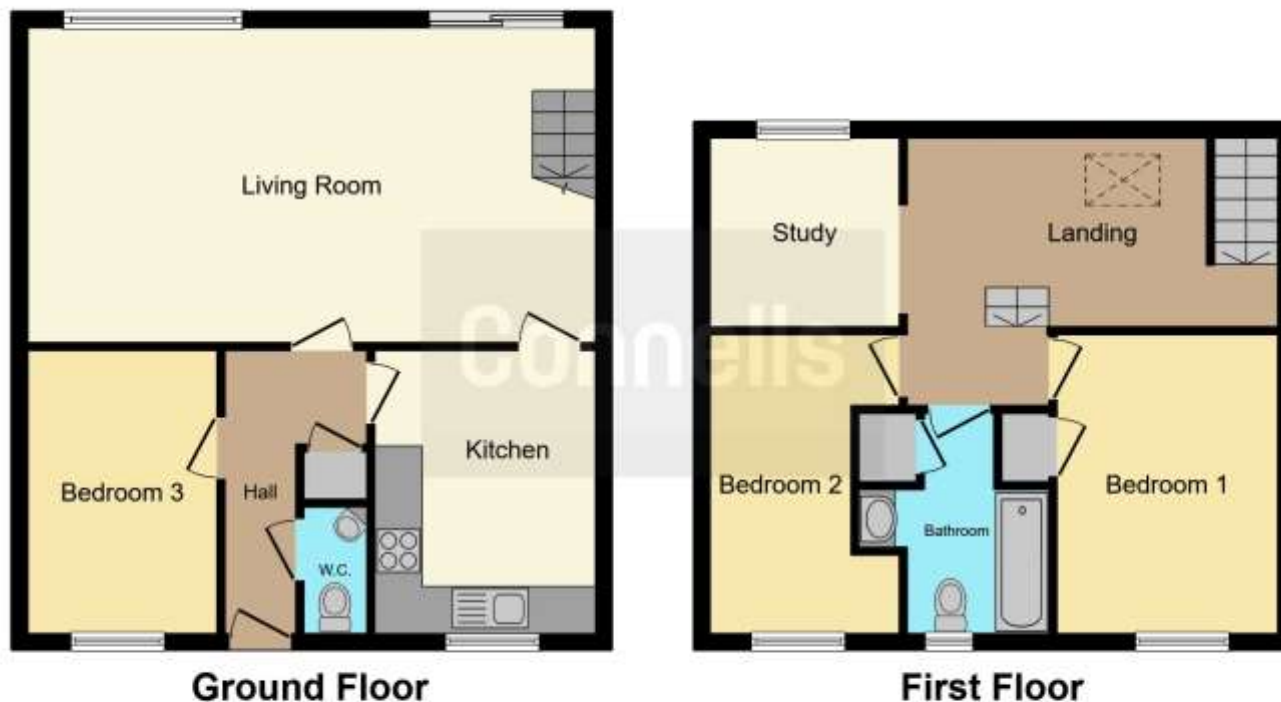
Garage, up and over door.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN318741](http://connells.co.uk/Property/MKN318741)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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