



**Connells**

Farmborough  
Netherfield Milton Keynes



### Property Description

Connells Estate Agents are delighted to bring to the market this three bedroom property in Netherfield being sold via the modern method of auction. The area offers great access into Central Milton Keynes, Bletchley and is a short distance away from Milton Keynes Hospital. In our opinion, this property would make an ideal first time or investment purchase.

The flexible living accommodation is set over three storeys and it also provides an integrated garage, which could be converted to provide further living or bedroom space subject to any necessary permissions.

Please see the full range of images as well as the floorplan providing an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents 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

Netherfield is centrally located within Milton Keynes as you look at the town on the grid map. Netherfield is nearby to Milton Keynes Hospital, and is also a few minutes drive away from both Central Milton Keynes and Bletchley.

In Central Milton Keynes you will find a wide range of amenities which include Centre:MK, the Theatre District and Xscape building providing a wide range of retail, recreational and entertainment facilities. Bletchley also has its own amenities, with retail parks containing some well known shops and supermarkets, as well as the MK1 stadium area with a wide range of shops, restaurants and a cinema.

Milton Keynes railway station offers regular and direct links into London Euston with journey times of approximately 35 minutes. The area is also well served with public transport links providing regular bus routes across the town. The grid road system allows easy travel across the town and there are also lots of redways providing cycle routes. Main trunk roads such as the A421, A422, A5 and A509 are a short drive away, whilst Junctions 13 & 14 connect to Milton Keynes.

## Entrance Hall

Door to the front, cupboard, stairs to the first floor, door to the garage and door to the kitchen/diner.

## Cloakroom

First floor w/c, wash hand basin, part tiled and an extractor fan.

## Lounge

 14' 9" x 13' (4.50m x 3.96m)

First floor, double glazed windows to the front, tv and telephone points,

**Kitchen/Diner** 12' 1" x 11' 1" not into recess (3.68m x 3.38m not into recess)

Double glazed sliding patio doors to the rear, fitted kitchen, eye base units, worksurfaces, one and a half sink drainer, part tiled, cupboard, space for cooker, washing machine and fridge/freezer.

## Landing

Double glazed window to the rear, stairs to the second floor, doors to w/c, lounge and bedroom.

## Bedroom 1

 14' 9" x 9' 10" (4.50m x 3.00m)

Second floor, double glazed window to the front, airing cupboard.

## Bedroom 2

 12' 3" x 8' 1" (3.73m x 2.46m)

First floor, double glazed window to the rear.

## Bedroom 3

 12' 2" x 8' 1" (3.71m x 2.46m)

Second floor, double glazed window to the rear.

**Bathroom** Second floor, bath, mixer taps, w/c, wash hand basin, part tiled, and an extractor fan.

**Second Floor Landing** Double glazed window to the rear.

**Front Garden** Laid to lawn, driveway with a path leading to the front door.

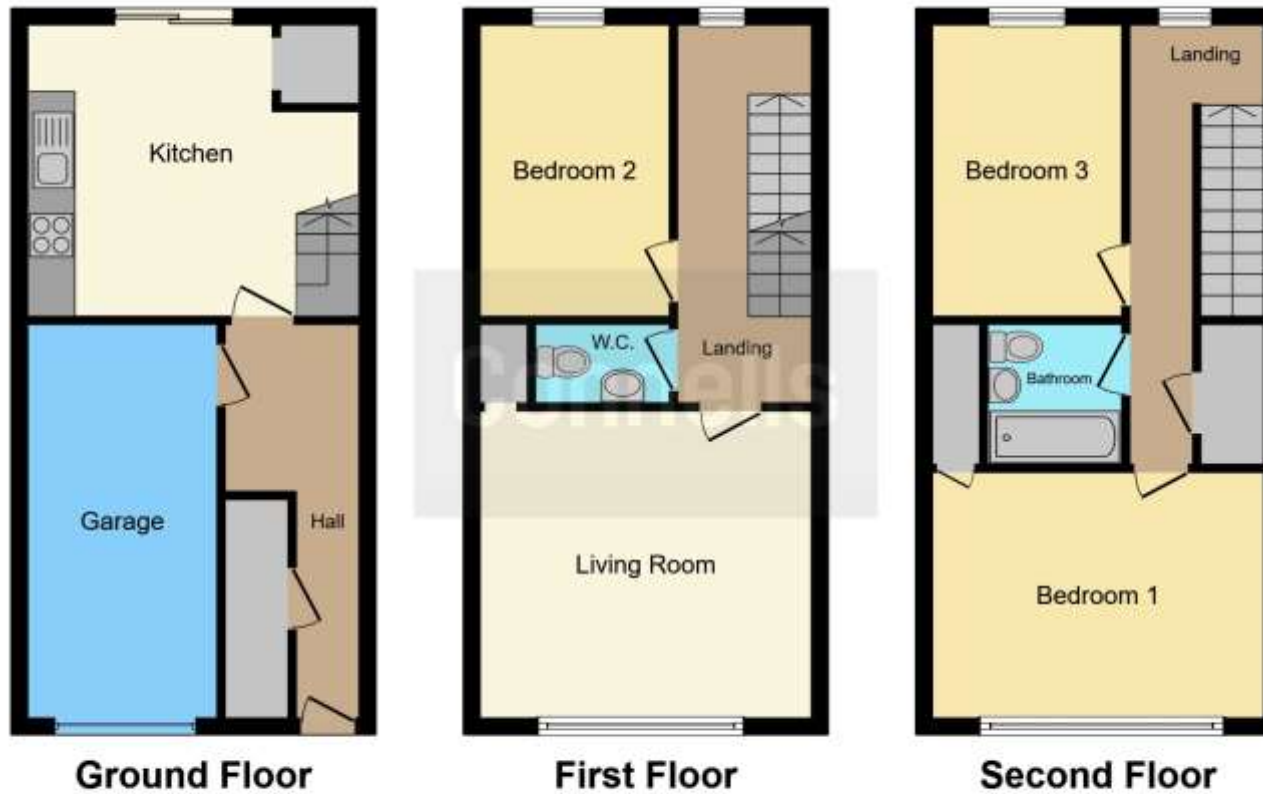
**Rear Garden** Enclosed by a timber fence, gated access to the rear, laid to lawn and a patio area.

**Parking** Garage with up and over door with power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: G**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN318781](http://connells.co.uk/Property/MKN318781)**



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