

for sale

guide price **£160,000** Freehold



Wimbledon Place Bradwell Common Milton Keynes MK13 8DR

*** MODERNISATION REQUIRED - OPEN DAY SATURDAY 11th MAY *** A two bedroom end of terraced house located in Bradwell Common requiring modernisation. Please call out office to discuss further and confirm your viewing appointment for the open day.



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Property Details

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

Bradwell Common is conveniently located for excellent access into Milton Keynes town centre and is within walking distance. 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 walking distance of Bradwell Common. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a short walk making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradwell Common is well served with a combined first/middle school and also a private nursery. 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.

Bradwell Common also has its own local shops & is a short walk from a well serviced retail park.

Lounge 20' 4" x 9' 2" ex e stair recess (6.20m x 2.79m ex e stair recess)

Open plan living/dining room and kitchen, three wall mounted radiators, window to the front, sliding patio doors to the rear and stairs to the first floor.

Kitchen

Wall and eye base units, stainless steel sink drainer, worktops, integrated washing machine, tiled to back splash areas.

Bedroom 1 9' 4" x 9' 2" (2.84m x 2.79m)

Window to the rear and wall mounted radiator.

Bedroom 2 10' 7" max x 5' 10" max (3.23m max x 1.78m max)

Window to the front and wall mounted radiator.

Shower Room

Window to the front, shower, wash hand basin, w/c and wall mounted radiator.

Front Garden

Driveway which provides off road parking for one vehicle.

Rear Garden

Rear garden that is currently overgrown and will require clearance.





To view this property please contact Connells on

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
MILTON KEYNES MK9 2AD

Tenure: Freehold

EPC Rating: Awaiting

Property Ref: MKN318838 - 0002

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.

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