



Connells

Arncliffe Drive
Heelands Milton Keynes



Property Description

Connells Estate Agents are delighted to offer for sale this three bedroom end of terrace chalet style offered for sale in a popular area of Heelands with NO UPPER CHAIN.

Entrance hall, lounge, kitchen, landing, bedroom two and three

Ground Floor bedroom one, bathroom

First floor cloakroom

Outside: front and rear garden, allocated parking space

Please see the accompanying images and floorplan for an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141 or email 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

Heelands is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all of its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

Milton Keynes Central railway station is a short distance away, and provides regular and direct links into London Euston with journey times of approximately 35 minutes. There are also good rail links into Birmingham, and further North.

There are excellent road links, with both Junctions 13 & 14 of the M1 connected to Milton Keynes. Main trunk roads such as the A5, A421, A422 & A509 are also easily accessible. Public transport links are well served with bus routes going across the city and beyond. Cycle routes are provided through a network of Redways that go across the city.

Entrance Hall

Double glazed door and double glazed window to the front, wall mounted radiator, airing cupboard, storage cupboard with central heating boiler, stairs to the first floor.

Cloakroom

(First floor) skyline window to the front, w/c, wash hand basin, part tiled,

Lounge

14' 10" x 11' 1" (4.52m x 3.38m)

Double glazed window to the rear, wall mounted radiator, tv point.

Kitchen

13' 6" x 12' 1" (4.11m x 3.68m)

Double glazed window and double glazed door to the rear, wall mounted radiator, double glazed window to the side, eye base units, understairs storage cupboard, stainless steel sink drainer, part tiled, space for gas cooker, washing machine and fridge freezer.

Landing

Loft access, wall mounted radiator.

Bedroom 1

11' 1" x 8' 7" to front of wardrobe (3.38m x 2.62m to front of wardrobe)

(Ground floor) double glazed window to the front, built in wardrobes, wall mounted radiator.

Bedroom 2

12' 5" not into bay x 11' (3.78m not into bay x 3.35m)

Skyline windows to the front and rear, wall mounted radiator.

Bedroom 3

12' 4" max x 6' 5" max (3.76m max x 1.96m max)

(Irregular shape) skyline window to the front, wall mounted radiator.

Bathroom

(Ground floor) double glazed window to the front, bath, mixer taps, shower over, fully tiled, wall mounted radiator, w/c, wash hand basin.

Front Garden

Path to the front door.

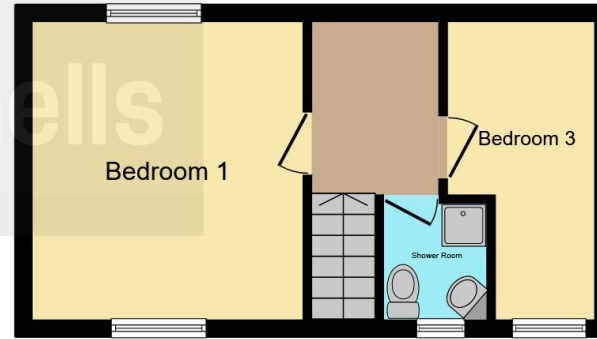








Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/MKN319113



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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