



**Connells**

Stockdale  
Heelands Milton Keynes



### Property Description

Connells Estate Agents are pleased to be able to bring to the market this three bedroom semi detached home that is in the popular area of Heelands, which is a short distance away from Central Milton Keynes and all of the amenities it has to offer.

The accommodation includes an entrance hall, lounge, kitchen, landing, three bedrooms and a family bathroom. Outside the front garden is laid to lawn with a path to the front door, there is an enclosed rear garden which is also laid to lawn, parking is a garage in a block.

Please see the full range of images as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 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.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Heelands has its own local amenities including a Tesco Express.

## Entrance Hall

Double glazed door to the front, stairs leading to the first floor, wall mounted radiator.

**Lounge** Irregular Shaped Room 13' x 12' 11" (3.96m x 3.94m)

Double glazed sliding patio doors to the rear, double glazed window to the side, wall mounted radiator, tv point. Double glazed window and door to the rear, wall mounted radiator, open fireplace, storage under the stairs.

**Kitchen** 23' 5" max x 11' 7" max (7.14m max x 3.53m max)

Double glazed window to the front, fitted kitchen with eye and base units, worksurfaces, built in gas hob and electric oven with a cooker hood over, stainless steel sink drainer, part tiled, space for washing machine and fridge/freezer.

## Landing

Loft access

## Bedroom 1

13' x 12' 10" (3.96m x 3.91m)

Double glazed windows to the front, rear and side (has mould). wall mounted radiator, loft access

## Bedroom 2

11' 8" x 6' 5" not into recess (3.56m x 1.96m not into recess)

Double glazed windows to the rear (has mould), wall mounted radiator

## Bedroom 3

8' 6" to front of cupboard x 7' 2" (2.59m to front of cupboard x 2.18m)

Double glazed windows to the front (has mould) built in cupboard with central heating boiler.

## Bathroom

Bath with mixer taps and shower, part tiled, w/c, wash hand basin, extractor fan, wall mounted radiator (bathroom has mould)

## Front Garden

Laid to lawn with a path leading to the front door.

## Rear Garden

Enclosed by a timber fence and split level garden laid to lawn with a patio area and side access to the front.

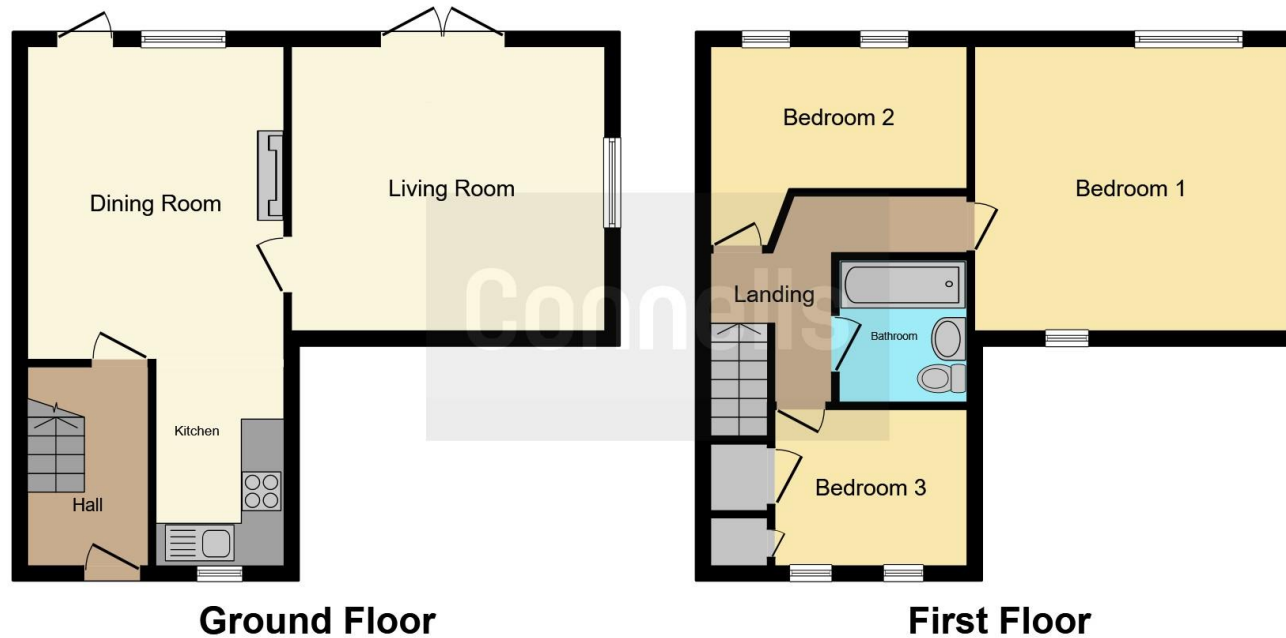
## Garage

Garage is in a block with an up and over door.









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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN319617](http://connells.co.uk/Property/MKN319617)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKN319617 - 0002