



**Connells**

Shackleton Place  
Oldbrook Milton Keynes



# Shackleton Place Oldbrook Milton Keynes MK6 2PX

for sale guide price  
**£240,000**



## Property Description

Connells Estate Agents are delighted to be able to offer for sale this three bedrooms town house located in the popular and sought after area of Oldbrook being offered for sale via the modern method of auction.

The accommodation is over three storeys and offers an entrance hallway, cloakroom, kitchen/diner, living room, three bedrooms and a bathroom. Outside there is an enclosed rear garden, whilst to the front there is a driveway providing off road parking that leads to a single garage.

We anticipate this property to be popular and we will be carrying out open house viewings. These will be by appointment only and need to be organised by calling our branch on 01908 674141 or emailing [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

Oldbrook is a popular and sought after area within Milton Keynes. The location allows walking distance into the town centre, which offers a wide range of retail, recreational and entertainment facilities.

In the town centre you will find Centre:MK offering access to well known high street shops, as well as the theatre district and Xscape building offering access to a range of restaurants, bars, a cinema and other entertainment facilities.

The mainline train station is also within walking distance, which offers regular and direct links into London Euston with journey times of approximately 30-35 minutes, making this an ideal location for commuters. Milton Keynes also offers great access to main trunk roads, such as the A5, A421, A422 and A509. Junctions 13 & 14 of the M1 also connect to Milton Keynes.

There are several retail parks that are also within a short drive, where you will also find large supermarkets. Oldbrook is on a regular bus route offering routes across the town.

## Entrance Hall

Door to the front, wall mounted radiator.

## Kitchen

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window, patio doors to the rear, built in gas hob, electric oven, eye base units, sink drainer, part tiled, space for washing machine and fridge/freezer.

## Cloakroom

W/C, wash hand basin, extractor fan part tiled.

## Landing

Stairs leading to the second floor. Doors to lounge and bedroom one.

## Lounge

17' 8" x 11' 10" (5.38m x 3.61m)

Double glazed window to the front, TV/telephone points. First floor.

## Bedroom 1

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window to the rear. First floor.

## Second Floor Landing

Double cupboard, central heating boiler, loft access.

## Bedroom 2

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window to the rear, wall mounted radiator. Second floor.

## Bedroom 3

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed window to the front, wall mounted radiator. Second floor.

## Bathroom

bath taps with shower over, extractor fan, w/c, wash hand basin, heated towel radiator, part tiled. Second floor.

## Rear Garden

Enclosed by timber fence, patio area.

## Parking

Driveway providing off road parking. Garage with up and over door.



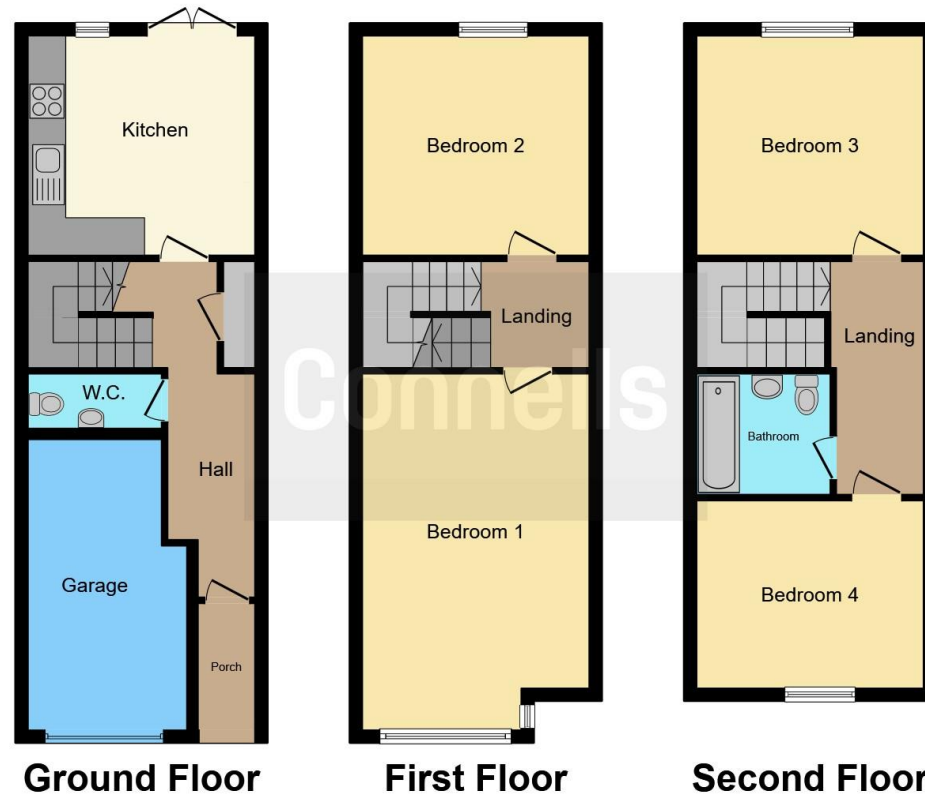












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN319567](http://connells.co.uk/Property/MKN319567)**



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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