



**Connells**

Turnmill Avenue  
Springfield Milton Keynes



# Turnmill Avenue Springfield Milton Keynes MK6 3JN

for sale guide price  
**£270,000**



## Property Description

Connells Estate Agents are able to present to the market this four/five bedroom terraced home which is HMO so ideal for an investor. Located in the popular and sought after area of Springfield. Short drive to Central Milton Keynes shopping centre and central Milton Keynes train station.

This property offers entrance hall, stairs leading to first floor landing, lounge, kitchen/diner, four bedrooms and a bathroom. Outside there are front and rear gardens, driveway parking.

This property must be viewed for it to be fully appreciated. Please see the full range of images as well as the floorplan that accompanies these details. A matterport virtual tour is also available upon request. For further information and to arrange your viewing please 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 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

Springfield is a popular location that offers excellent access into Central Milton Keynes and all its amenities. The town centre offers a wide range of retail, recreational and entertainment facilities that includes Centre:MK, the theatre District, Xscape building and Campbell Park.

The town centre is also home to Milton Keynes Central railway station which offers regular and direct links into London Euston, with journey times from approximately 30 minutes. The area is also well served with public transport links with a regular bus route. There are also ample redways providing cycle routes. Main trunk roads such as the A5, A421 and the A422 are all easily accessible within Milton Keynes. Junctions 13 & 14 of the M1 are also connected to Milton Keynes.

This property is ideally situated close to the Grand Union Canal, offering great access to pleasant surroundings and is also a short walk from Campbell Park and the facilities of the new marina that is being constructed.

## Entrance Hall

Stairs leading to the first floor landing.

## Lounge

12' 11" x 18' (3.94m x 5.49m )

Double glazed window and double glazed patio door.

## Kitchen/Diner

17' 6" x 11' 6" (5.33m x 3.51m)

Double glazed window and double glazed patio door, dining area with an opening to the kitchen, eye base units, worksurfaces, part tiled, built in oven, gas hob with a cooker hood over, space for washing machine.

## Landing

### Bedroom 1

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window, wall mounted radiator.

### Bedroom 2

10' 4" x 10' 9" (3.15m x 3.28m)

Double glazed window, wall mounted radiator.

### Bedroom 3

8' 5" x 8' 7" (2.57m x 2.62m)

Double glazed window, wall mounted radiator.

### Bedroom 4

10' 4" x 6' 9" (3.15m x 2.06m)

Double glazed window, wall mounted radiator.

## Bathroom

bath with mixer taps and shower over, part tiled, wash hand basin, w/c, wall mounted radiator.

## Front Garden

part shingle with a path leading to the front door, and a raised bed.

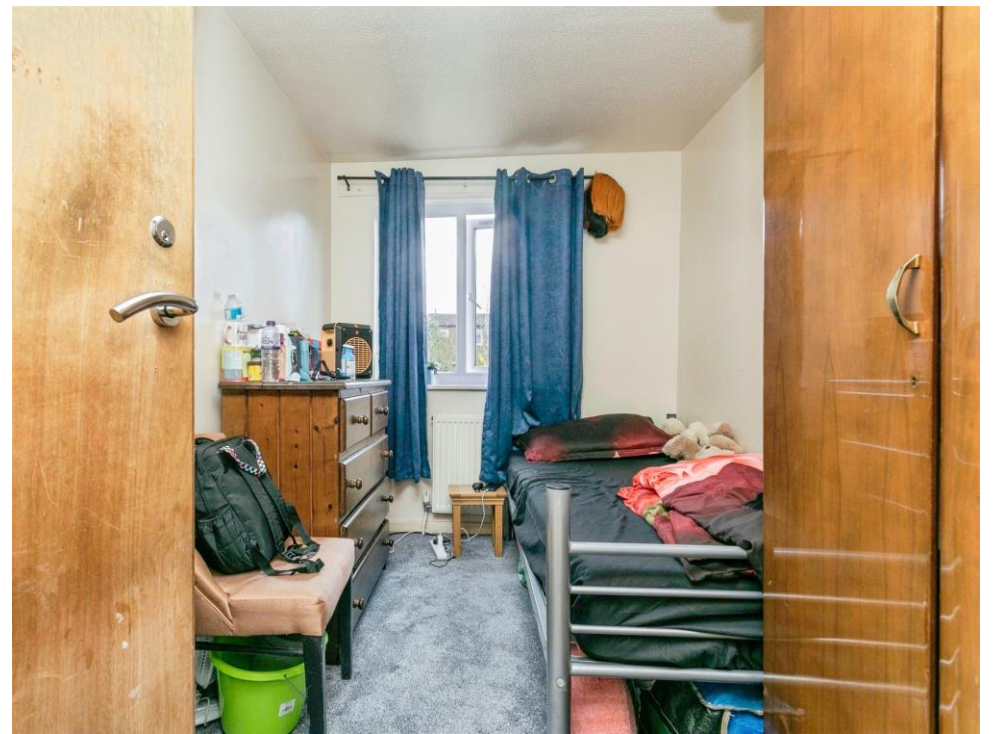
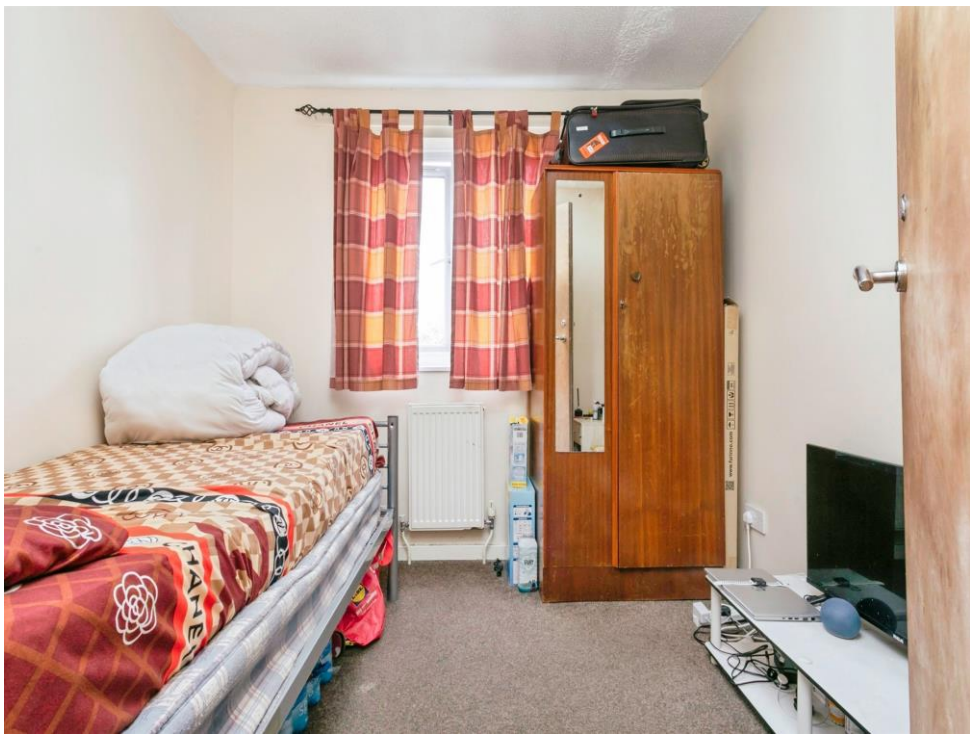
## Rear Garden

Enclosed by a timber fence, part lawn, path, shed, and gated access.

## Parking

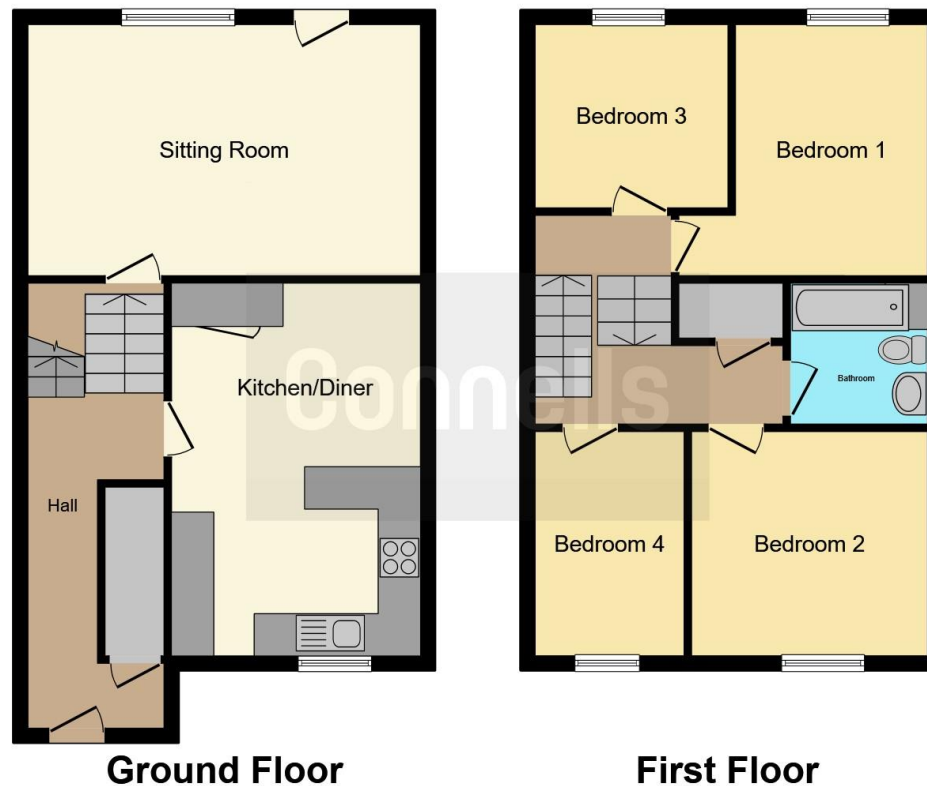












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/MKN319516](http://connells.co.uk/Property/MKN319516)**



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: MKN319516 - 0002