



Connells

Kingsfold
Bradville MILTON KEYNES



Property Description

Connells Estate Agents are pleased to be able to offer for sale this three bedroom mid terraced family home that is located in the popular and convenient area of Bradville, that is a short drive away from Central Milton Keynes and also the railway station which offers regular and direct links into London Euston.

The property comprises: entrance hall, cloakroom, lounge, dining room, kitchen, landing, three bedrooms and a family bathroom. Outside there is a front garden, enclosed rear garden and a garage.

Please see the full range of photographs. For further information and to arrange your viewing please 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 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

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

Milton Keynes Central railway station is within a close distance making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradville is well served with two very good primary schools. 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. Bradville also has its own local shops.

Entrance Hall

Door to the front, door to the lounge, door to the rear, stairs leading to first floor landing, wall mounted radiator.

Cloakroom

Wash hand basin vanity unit, w/c, part tiled, combi boiler central heating.

Lounge

13' 7" x 12' (4.14m x 3.66m)

Double glazed window to the rear, wall mounted radiator, electric fireplace, tv and telephone point.

Dining Room

12' x 8' 11" (3.66m x 2.72m)

Double glazed window to the rear, downstairs storage, wall mounted radiator.

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

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

Landing Doors to bedrooms one, two and the bathroom.

Bedroom 1

13' 5" x 9' 8" to front of wardrobe (4.09m x 2.95m to front of wardrobe)

(Ground floor) Double glazed window to the front, wall mounted radiator.

Bedroom 2

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window to the front, cupboard, wall mounted radiator.

Bedroom 3

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to the front, cupboard, wall mounted radiator.

Bathroom

Double glazed window to the front, bath with mixer taps and shower over, heated towel radiator, w/c, wash hand basin vanity unit, fully tiled, loft access, cupboard.

Front Garden Laid to lawn, with a path leading to the front door

Rear Garden Enclosed by a timber fence, laid to lawn.

Parking Garage with up and over door, driveway.









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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 MILTON KEYNES MK9 2AD

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKN320063



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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Property Ref: MKN320063 - 0003