



**Connells**

Currier Drive  
Neath Hill Milton Keynes





### Property Description

Connells Estate Agents are delighted to present to the market this three bedroom mid terraced home that is located in the popular and sought after area of Neath Hill.

The accommodation includes an entrance hall, cloakroom/wet room, lounge, kitchen/diner, first floor landing, three bedrooms and a family bathroom. Outside there is an enclosed rear garden.

Please see the full range of photographs 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

Neath Hill is conveniently located toward the north east side of Central Milton Keynes, offering excellent access into the town centre and all of its amenities - including Centre:MK with its wide range of High Street shops, restaurants and eateries, the Theatre District and the Xscape building. The town centre also has Milton Keynes Central railway station which offers regular and direct links into London Euston with journey times from 33 minutes.

The area is also well served with local schools and public transport links, with regular bus routes available across Milton Keynes and beyond. Main trunk roads such as the A5, A509, A421 and A422 are all within easy reach. Junctions 13 and 14 of the M1 also connect to Milton Keynes.

Local parks are nearby including Campbell Park and Willen Lake, providing fantastic outside space for walks, exercise and recreational activities making this an excellent area for families.

## Entrance Hall

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

## Cloakroom/Wet Room

Double glazed window to the front, w/c, wash hand basin vanity unit, heated towel radiator, shower, fully tiled.

## Lounge

14' 8" x 12' 11" (4.47m x 3.94m)

Irregular shape room - Double glazed window to the front, wall mounted radiator, electric fireplace, hive control, tv and telephone points, double doors to the dining room.

## Kitchen/Diner

22' 6" x 7' 10" (6.86m x 2.39m)

Irregular shape room - Fitted kitchen with eye base units, worksurfaces, double glazed window to the rear, two double glazed patio doors to the rear, stainless steel sink drainer, part tiled, space for fridge, freezer, washing machine and dishwasher. Built in electric hob, electric oven with a cooker hood over, extractor fan, wall mounted radiator.

## Landing

Cupboard with combi central heating boiler.

## Bedroom 1

14' 5" x 10' 3" (4.39m x 3.12m)

Irregular shape room - double glazed window to the front, wall mounted radiator, loft access,

## Bedroom 2

12' 8" x 10' 11" (3.86m x 3.33m)

Irregular shape room - double glazed window to the rear, wall mounted radiator.

## Bedroom 3

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to the rear, wall mounted radiator.

## Bathroom

Double glazed window to the front, bath with mixer taps and shower over, w/c, wash hand basin, heated towel radiator, part tiled.

## Rear Garden

Enclosed by a timber fence, split level, patio area, outside tap, gated access to the rear.



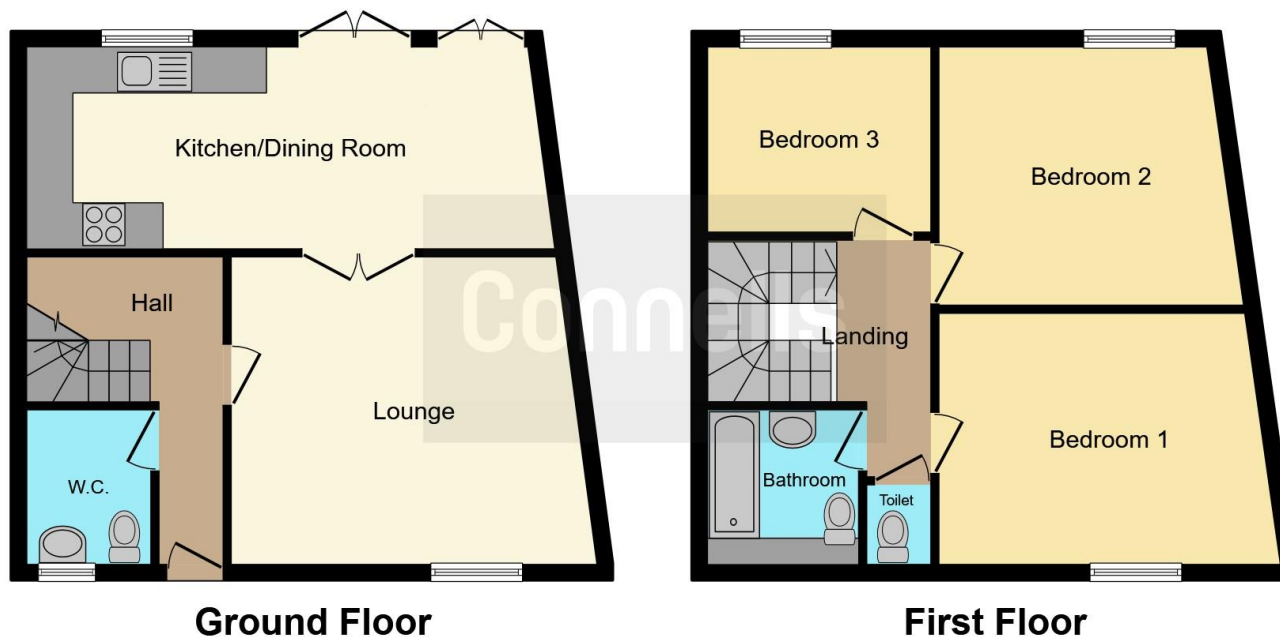












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN320113](http://connells.co.uk/Property/MKN320113)**



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