



Connells

Mullion Place
Fishermead Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to bring to the market this three bedroom mid terraced town house property located in Fishermead that offers flexible family living. The property benefits from being a short distance away from Central Milton Keynes and all its amenities, including the mainline Milton Keynes Central railway station with regular and direct links into London Euston.

The property comprises of an entrance hall with stairs leading to the first floor landing, lounge, kitchen/dining room, landing, three bedrooms and a bathroom. Outside enclosed rear garden, driveway and parking.

Please see the range of images as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents 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

Fishermead is close to Central Milton Keynes and within walking distance of the main shopping centre, the hospital and is only a short drive to the Milton Keynes train station which can access London Euston in 35 minutes.

Milton Keynes town centre has a wide range of retail and recreational facilities, with well known shops, bars and restaurants found across Centre:MK, the theatre district and Xscape building. Campbell Park offers excellent outside space and nice walking areas, along with the Ouzel Valley park and Willen Lake.

Main trunk roads such as the A5, A421, A422 and A509 are nearby. Junctions 13 and 14 of the M1 also connect to Milton Keynes. The area has miles of redways that provide good cycle routes across the town, and the area is well served with public transport links.

Entrance Hall Stairs leading to first floor landing.

Lounge Double glazed window and patio doors which lead to a balcony, tv and telephone points, wall mounted radiator, fireplace surround.

Kitchen/Diner

Fitted kitchen with eye base units, worksurfaces, built in oven, part tiled, sink drainer, breakfast bar, wall mounted radiator, ceiling fan with light, space for washing machine.

Landing

Bedroom 1 Double glazed window, wall mounted radiator.

Bedroom 2 Double glazed window, wall mounted radiator.

Bedroom 3 Double glazed window, wall mounted radiator.

Bathroom w/c

Front Garden Path to the front door, garage to the side.

Rear Garden Enclosed by a timber fence, lean to, patio area and a lean to.

Parking Driveway and garage to the side.







To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKN320300



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.

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Property Ref: MKN320300 - 0003