

for sale

guide price **£630,000**



Broadway Avenue Giffard Park Milton Keynes MK14 5QH

Stunning 6-Bedroom Detached Family Home in a Sought-After Location
Nestled in one of the area's most desirable neighbourhoods



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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.

Entrance Hall



Front door. Understairs storage. Radiator. Engineered wood flooring.

Cloakroom

Heated towel rail. W/C. Wash hand basin. Double glazed window

Lounge

15' 7" x 10' 5" (4.75m x 3.17m)
Engineered wood flooring. Double glazed window. Radiator. Feature fire place. TV point.

Dining Room

9' 8" x 18' 4" (2.95m x 5.59m)
Extension. Engineered wood flooring. Radiator. Bi-folding doors to rear aspect.

Reception Room Three

10' 5" x 7' 9" (3.17m x 2.36m)
Engineered wood flooring. Doors from lounge. Openings to kitchen and living room. Radiator.

Kitchen

10' 5" x 10' 5" (3.17m x 3.17m)
Mixture of wall and base level units with soft closing hinges. High gloss. Granite work tops. Double sink. AEG induction hob. Double oven with extractor over. Linoleum flooring.

Utility Room

8' 5" x 9' 2" (2.57m x 2.79m)
Laminate flooring, Sink, Space for Washing machine and tumble



dryer, door access to garage, Double doors to garden.

Store

9' 2" x 8' 5" (2.79m x 2.57m)

Landing

Double glazed window, carpet.

Bedroom Three

9' 8" x 10' 5" (2.95m x 3.17m)

First Floor.Hammonds built in wardrobes. Double glazed window. laminate flooring. Radiator.

Bedroom Four

9' 8" x 10' 5" (2.95m x 3.17m)

Laminate flooring. Double glazed window. Sharps built in wardrobes with sliding doors. Radiator.

Bedroom Five

9' 8" x 7' 9" (2.95m x 2.36m)

Radiator. Free standing double doors wardrobe. Laminate flooring. Window.

Bedroom Six

9' 5" x 7' 9" (2.87m x 2.36m)

Sharps built in wardrobes Sliding doors. laminate flooring. Window.

Bathroom

Fully tiled shower unit. Bath. Tiled flooring. window. W/C. WHB

Second Floor Landing

Bedroom One

8' 4" x 13' 1" (2.54m x 3.99m)

Second floor. Laminate flooring. Dual aspect glazed skylights. Radiator.

Shower Room

Second floor. Heated towel rail. Tiled flooring. Fully tiled corner shower. W/C. wash hand basin. Velux Window.

Bedroom Two

7' 9" x 13' 1" (2.36m x 3.99m)

Second floor. Built in sharps built in wardrobe. Storage in eaves. Laminate flooring. Double glazed dual aspect skylights. Radiator.

Rear Garden

Enclosed south facing garden. A delightful rear garden featuring a paved patio area with steps rising to a well-kept lawn. Mature shrub borders provide colour and privacy throughout the seasons, creating a pleasant outdoor space for relaxation or entertaining. The garden also benefits from an outside tap for added convenience.

Garage

Single garage. Power and lighting. Up and over door. Currently used as a store and utility.

Parking

Off street parking for multiple vehicles.







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

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Property Ref: NPA306557 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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