



Connells

St. Marys Avenue
Stony Stratford Milton Keynes



Property Description

Set within the sought after market town of STONY STRATFORD is this charming TWO BEDROOM, mid-terraced property which boasts buckets of potential and spacious rooms. The property comprises, entrance hall, living room and dining room and a fitted kitchen. To the first floor you will find two double bedrooms the spacious family bathroom. The property also has the benefit of good sized and private rear garden.

Stony Stratford is a busy, picturesque market town at the Northwest corner of Milton Keynes and is affectionately known as 'The Jewel in the Crown of Milton Keynes'. The many historical buildings, pubs, restaurants, and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks.

Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away. The nearest railway station is Wolverton, approximately 2.5 miles, for services to London Euston, Bletchley, Milton Keynes, Northampton, Birmingham. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London, intercity and cross-country services.

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 £300 inc VAT towards the preparation cost of the pack.

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

UPVC double glazed front door. Dado rail. Carpet. Electric heater.

Lounge

10' 6" x 10' 4" (3.20m x 3.15m)

Cast iron gas fireplace. Coving to ceiling. Carpet. Double glazed window to front aspect.

Dining Room

13' 8" x 11' 3" (4.17m x 3.43m)

Understairs storage cupboard. Coving to ceiling. Carpet. Gas fireplace. Double glazed French doors to rear aspect.

Kitchen

12' 4" x 7' 8" (3.76m x 2.34m)

Fitted oak fronted units with complimentary roll edge worktops. Stainless steel sink and drainer. Part tiled. Electric single oven with four ring electric hob and hood over. Electric heater. Plumbing for washing machine. Obscure double-glazed door to side aspect. Double glazed windows to rear and side aspects.

First Floor Landing

Doors to bedrooms and family bathroom. Loft access. Carpet. Dado rail.

Bedroom 1

13' 9" x 10' 4" (4.19m x 3.15m)

Fitted furniture and wardrobes. Carpet. Electric heater. Double glazed window to front aspect.

Bedroom 2

Built-in cupboard. Airing cupboard. Carpet. Electric heater. Double glazed window to rear aspect.

Bathroom

Panel bath. Close coupled w.c. Wall mounted wash hand basin. Fully tiled. Electric wall mounted heater. Obscure double-glazed window to rear aspect.

Outside

Front Garden

Gravel and flower bed borders. Path to front door.

Rear Garden

Mainly laid to lawn. Timber storage shed. Shrub and flower bed borders. Gated rear access. Enclosed by timber fencing.

Agents Note

It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.







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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EPC Rating: F

Tenure: Freehold

view this property online connells.co.uk/Property/SSD306656



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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