



Connells

Stratford Road
Cosgrove Milton Keynes



Property Description

Pleasantly situated in the heart of this picturesque and sought after village. A modern and spacious stone built four bedroom family home which benefits from a fitted kitchen/diner with appliances, a downstairs cloakroom, double glazing, gas to radiator heating, en suites to the master and guest bedrooms and allocated parking for two cars. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/diner, first floor landing to guest bedroom with en suite shower room, two further bedrooms and family bathroom, second floor landing to master bedroom and en suite shower room, garden to rear and allocated parking.

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

Solid oak flooring. Cupboards. Stairs to first floor. Doors to all rooms.

Cloakroom

Low level w.c., pedestal wash hand basin. Part tiled. Radiator.

Lounge

16' x 10' 3" (4.88m x 3.12m)
Open fireplace. Oak flooring. Radiator. Double glazed window to front aspect.

Kitchen/Diner

16' 9" max x 13' 11" max (5.11m max x 4.24m max)

Fitted kitchen, wall and base units with complimentary roll edge worktop. Range cooker and extractor hood over. Wall mounted boiler. Space for dishwasher and washing machine. Doors to living room. Double glazed French doors to rear aspect. Double glazed window to rear aspect.

First Floor Landing

Stairs to second floor and doors to all rooms.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Carpet. Radiator. Double glazed window to front aspect.

En Suite

Shower cubicle. Low level w.c., pedestal wash hand basin. Part tiled.

Bedroom 3

9' 4" x 7' 8" to wardrobes (2.84m x 2.34m to wardrobes)

Radiator. Double glazed window to rear aspect.

Bedroom 4

8' 2" x 7' (2.49m x 2.13m)

Radiator. Double glazed window to rear aspect.

Bathroom

Panel bath. Low level w.c., pedestal wash hand basin. Half tiled. Tiled floor. Radiator. Obscure double glazed window to front aspect.

Second Floor

Small landing has a door to the bedroom.

Bedroom 1

20' 5" max x 13' 2" max (6.22m max x 4.01m max)

Carpet. Radiator. Double glazed window to rear aspect.

En Suite

Shower cubicle. Low level w.c., pedestal wash hand basin.

Outside

Front Garden

There is a small area of garden to the front.

Rear Garden

Enclosed rear garden. Shrub and flower bed borders. Stone retaining wall land steps. Patio seating area. Raised gravel area.

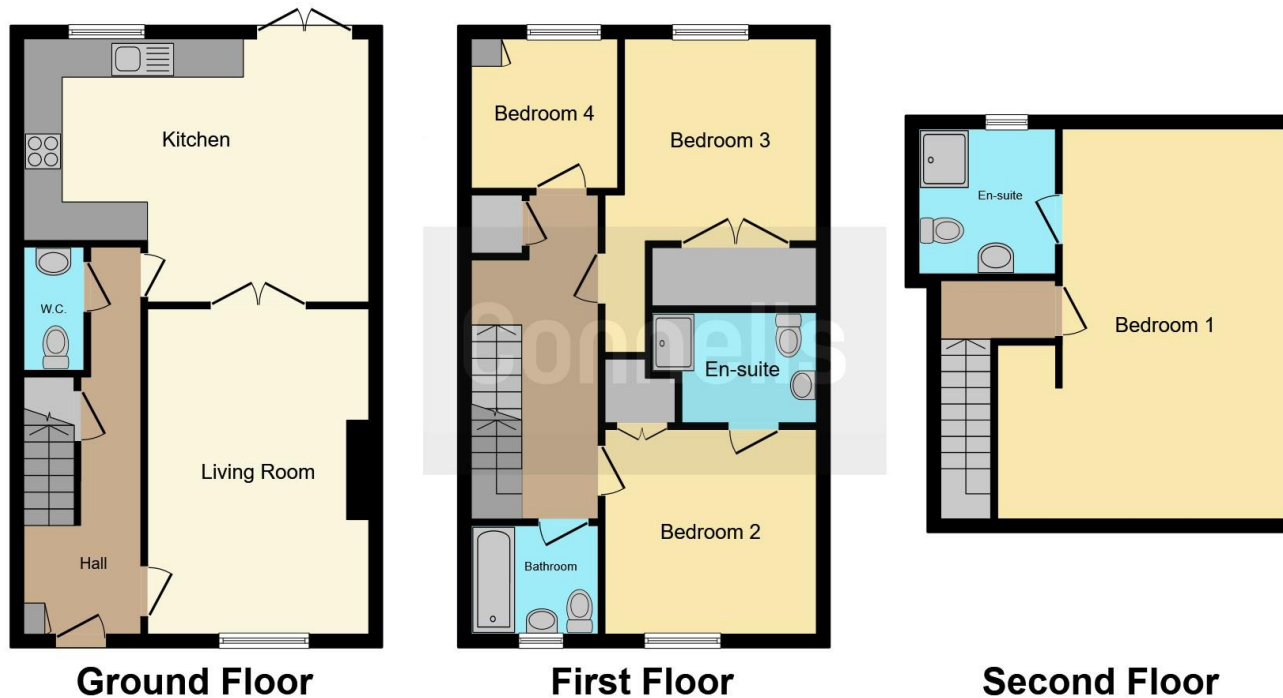
Parking

Block paved parking for two cars side by side.









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

T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: C

view this property online connells.co.uk/Property/SSD306916

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSD306916 - 0004