



**Connells**

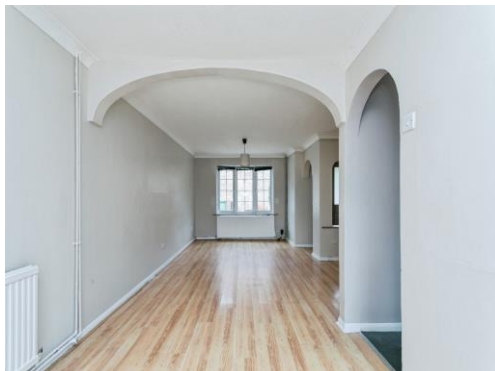
Henders  
Stony Stratford Milton Keynes



# Henders

## Stony Stratford Milton Keynes MK11 1RB

for sale guide price  
**£270,000**



### Property Description

\*\*\*THIS PROPERTY NEEDS WORK  
PLEASE CALL THE AGENT TO DISCUSS\*\*\*

A three-bedroom semi-detached family home which is set in the sought after area of Stony Stratford, which has excellent local amenities as well as transport links to London. Offered with the benefits of a single garage and garden the property has double glazing, conservatory, gas to radiator heating and a driveway for parking. Gardens to front and rear and garage. An ideal opportunity to put your own stamp on a property!

### 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 Porch

Front Door. Meter cupboard.

### Lounge

24' 9" x 12' 4" max ( 7.54m x 3.76m max )

Double glazed window to front aspect. Patio door to conservatory.

### Kitchen

7' 5" x 8' 8" ( 2.26m x 2.64m )

Range of units to base and eye level with complimentary worktop over. Stainless steel sink. Single glazed window to conservatory.

## Utility Room

5' 2" x 7' 5" ( 1.57m x 2.26m )

Boiler. Plumbing. Door to garage. Double glazed window to garden.

## Conservatory

8' 2" x 13' 8" ( 2.49m x 4.17m )

Brick and glass. Double glazed patio doors to garden.

## First Floor Landing

Loft hatch. Airing cupboard. Doors to all rooms.

## Bedroom 1

11' 5" x 9' 5" ( 3.48m x 2.87m )

Wardrobe. Double glazed window to front aspect.

## Bedroom 2

10' 5" x 9' 5" ( 3.17m x 2.87m )

Wardrobe. Double glazed window to rear aspect.

## Bedroom 3

5' 7" x 8' 3" ( 1.70m x 2.51m )

Double glazed window to front aspect.

## Bathroom

Bath with shower over. Close coupled w.c., pedestal wash hand basin. Towel rail. Double glazed window to garden.

## Outside

## Rear Garden

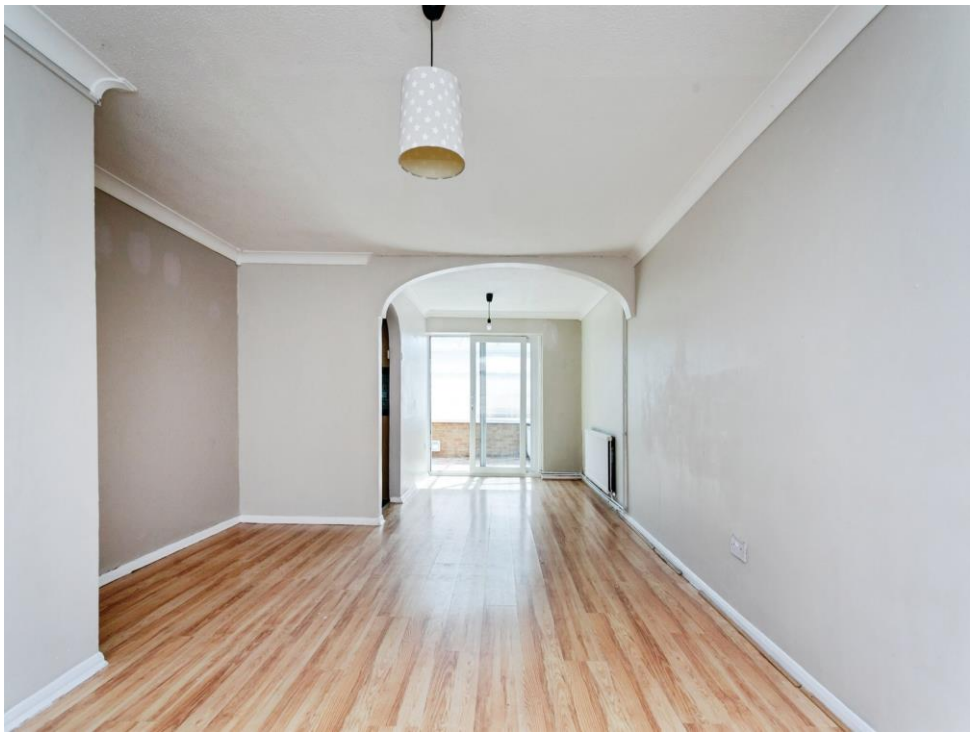
Artificial grass and patio area.

## Garage

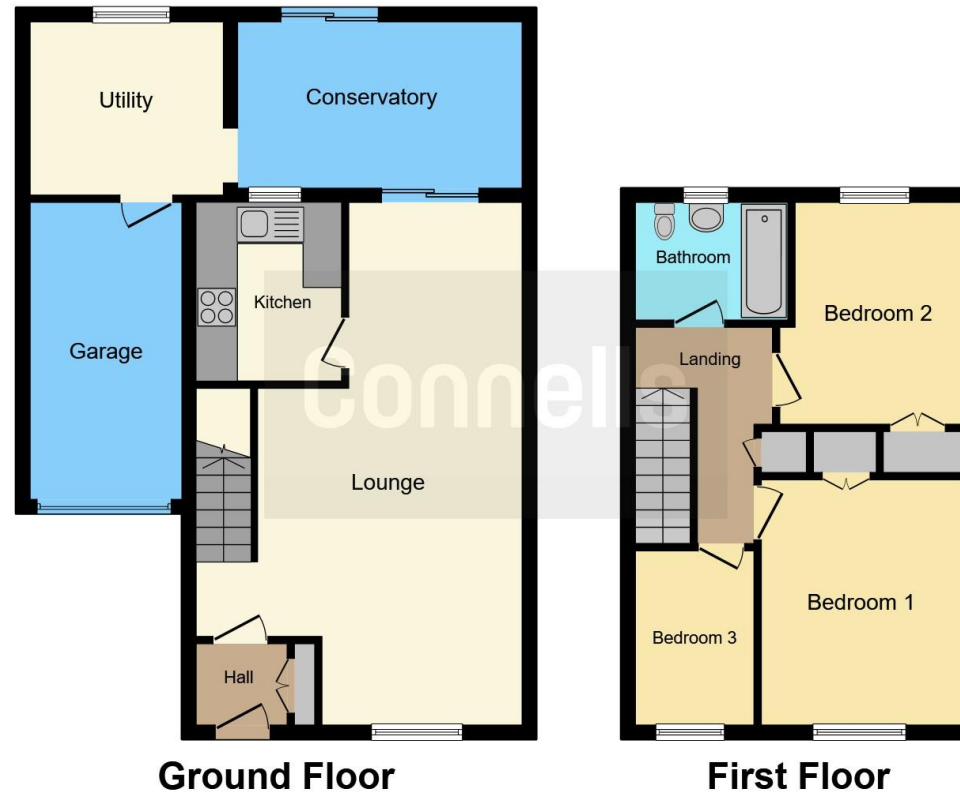
Up and over door. Light.











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

82 High Street Stony Stratford  
 MILTON KEYNES MK11 1AH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD307273](http://connells.co.uk/Property/SSD307273)**



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.

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