



Connells

Glebe Road
Deanshanger Milton Keynes



Property Description

A three-bedroom semi-detached family home with garage in the sought after village of Deanshanger. This property has open views from the large rear garden across countryside. Accommodation briefly comprises lounge opening to dining room, kitchen, 3 bedrooms and a family bathroom. The property also benefits from double glazing throughout and gas central heating. VIEWING IS HIGHLY RECOMMENDED.

Deanshanger is a village situated between Milton Keynes and Buckingham, with easy access to the A422 and A5. The village features a doctor's surgery, library, a community centre, and a village hall. A primary school and a high school are additional advantages. A parish church, a Methodist chapel, a post office, a bar, and two members' clubs are all nearby. A community centre has stores like a pharmacy, hair salon, takeout, and newsagents. On the High Street, there is a Co-operative Food Store, and bus stops with routes to Milton Keynes City and surrounding localities.

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

Glass double doors to lounge. Radiator.

Lounge / Diner

23' 6" narrowing to 7' 6" x 12' 2" (7.16m narrowing to 2.29m x 3.71m)

Electric fire. Radiator. Understairs cupboard. Double glazed window to front aspect. Double glazed patio doors to garden.

Kitchen

7' 11" x 9' 3" (2.41m x 2.82m)

Built-in hob, oven and microwave. Space for appliances. Double glazed window to rear aspect.

First Floor Landing

Loft hatch. Radiator. Airing cupboard.

Bedroom 1

11' 2" x 8' 9" (3.40m x 2.67m)

Built-in wardrobe. Radiator. Double glazed window to front aspect.

Bedroom 2

8' 8" x 8' 7" (2.64m x 2.62m)

Built-in wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom 3

8' 1" x 6' 1" (2.46m x 1.85m)

Built-in shelves. Radiator. Double glazed window to front aspect.

Bathroom

Bath with shower over. Close coupled w.c., wash hand basin. Radiator. Double glazed window to rear aspect.

Outside

Front Garden

Driveway providing parking for two cars leading to garage. Hedge and tree border to the side of the property.

Rear Garden

Large rear garden which is mainly laid to lawn with decking area. Hedge and tree borders. Greenhouse. Summer house. Door to garage. Rear access.

Garage

Up and over door.

Agents Note

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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307494



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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