



Connells

Western Drive
Hanslope Milton Keynes

Western Drive Hanslope Milton Keynes MK19 7LD

for sale guide price
£310,000



Property Description

A three bedroom detached home in the village of Hanslope. The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen, shower room, three bedrooms and family bathroom. The property also benefits from garage, off road parking and front and rear gardens.

Hanslope is a village located to the north of Milton Keynes, with many amenities such as a post office and general store, butchers, a GP surgery and a pharmacy. The village primary school has been rated outstanding by Ofsted and there is also a preschool in the village. Hanslope is surrounded by open countryside and is just a short distance from local beauty hotspots such as Salcey Forest and Great Linford nature reserve.

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

Understair storage.

Shower Room

Close coupled w.c. Shower cubicle. Sink. Double glazed window to front aspect.

Living Room

15' 11" x 16' 8" (4.85m x 5.08m)

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

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

Fitted kitchen wall and base units with complimentary worktop over. Stainless steel sink and drainer. Space for appliances. Double glazed window to front aspect. Double glazed door to rear aspect.

First Floor Landing

Airing cupboard. Loft hatch. Doors to all rooms.

Bedroom 1

11' 10" x 10' 11" (3.61m x 3.33m)

Double glazed window to rear aspect.

Bedroom 2

11' 7" x 8' 11" exc wardrobe (3.53m x 2.72m exc wardrobe)

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

Bedroom 3

7' 2" x 7' 7" (2.18m x 2.31m)

Double glazed window to front aspect.

Bathroom

Panel bath. Close coupled w.c., pedestal wash hand basin. Double glazed window to rear aspect.

Outside

Rear Garden

Mainly laid to lawn. Side access. Summer house.

Garage

14' 7" x 7' 8" (4.45m x 2.34m)

With up and over door. Electricity.

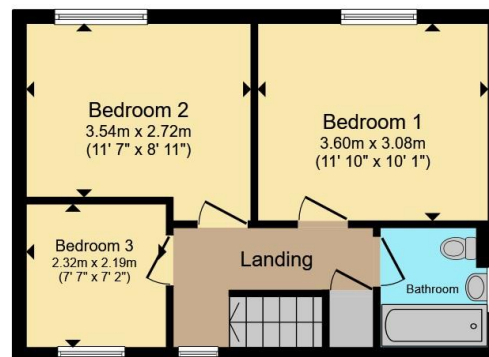




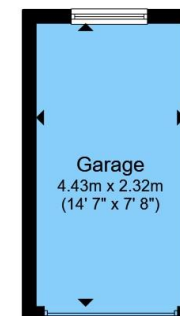




Ground Floor



First Floor



Garage

Total floor area 88.5 m² (953 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307623



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