



**Connells**

Saffron Street  
Bletchley Milton Keynes





### Property Description

Modern method of auction- terms apply. Located in the highly desired area of Water Eaton is this three bedroom semi-detached property. In need of refurbishment, this property is ideal for those looking for a project or investment opportunity.

This property also benefits from planning permission offering potential for a two storey side extension, a single storey rear extension and a porch to the front.

As it stands, the property benefits from driveway parking for one car, however, the existing planning permission will allow for this to be extended to 2 cars. In regards to the location, this property is situated within close proximity to local amenities such as schools and shops and also offers easy access to transport links such as the train station which is only 0.9 miles away from the property which offers a direct train into London Euston and the A5 and M1 road links.

Accommodation comprises entrance hall, living room, kitchen, conservatory, bathroom, first floor landing and three bedrooms. Outside there is a generous rear garden as well as driveway 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 £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

Laminate flooring. Double glazed window to front aspect and side aspect. Storage under stairs.

## Living Room

15' 8" x 10' 11" ( 4.78m x 3.33m )

Enter from entrance hall. Laminate flooring. Two wall mounted gas radiators. Double glazed window to front aspect. Fireplace.

## Kitchen

9' 10" x 6' ( 3.00m x 1.83m )

Enter from entrance hall. Laminate flooring. Four ring gas hob supported by extractor hood. Wall mounted gas radiator.

## Conservatory

14' 11" x 11' 6" ( 4.55m x 3.51m )

Enter from kitchen or living room. Laminate flooring. Double glazed windows surround. French door to rear to access the garden.

## Bathroom

Enter from entrance hall. Tiled flooring. Double glazed frosted window to side aspect. Wall mounted gas radiator. Extractor fan. Wc, wash-hand basin and bath with shower.

## First Floor Landing

Rise from entrance hall. Laminate flooring. Double glazed window to front aspect. Loft hatch.

## Bedroom One

13' Including Wardrobe x 8' 9" ( 3.96m Including Wardrobe x 2.67m )

Enter from first floor landing. Laminate flooring. Built-in wardrobe. Wall mounted gas radiator. Double glazed window to rear aspect.

## Bedroom Two

12' 7" x 9' 11" ( 3.84m x 3.02m )

Enter from first floor landing. Laminate flooring. Wall mounted gas radiator. Double glazed window to front aspect. Airing cupboard.

## Bedroom Three

10' x 6' 8" ( 3.05m x 2.03m )

Enter from first floor landing. Laminate flooring. Wall mounted gas radiator. Double glazed window to rear aspect.







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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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BLE310648](http://connells.co.uk/Property/BLE310648)**

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.

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