



Connells

Kerria Place
Bletchley MILTON KEYNES



Property Description

For sale by modern auction- terms apply. Located in a secluded cul-de-sac location just off of the highly desired Whalley Drive is this three-bedroom end of terrace property.

This family home offers close proximity to local amenities such as shops as well as easy access to commuter links namely Bletchley mainline train station as well as the A5 and M1 road links.

This property is offered with no chain making it the ideal first time buy or investment purchase.

Accommodation comprises entrance porch, living room, kitchen/diner, first floor landing, three bedrooms and a bathroom.

Outside there is a low maintenance rear garden, parking for 2-3 cars located to the side of the property as well as a single garage.

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.'

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 Porch

Carpeted flooring. Built-in storage cupboards. Wall mounted gas radiator.

Living Room

15' x 13' 11" (4.57m x 4.24m)

Enter from entrance porch. Carpeted flooring. Wall mounted gas radiator. Double glazed window to front aspect.

Kitchen/Diner

14' 11" x 9' 7" (4.55m x 2.92m)

Enter from living room. Vinyl flooring. Wall mounted gas radiator. Two double glazed window to rear aspect. Door to rear to access the garden. Integrated oven with four ring gas hob.

First Floor Landing

Rise from living room. Carpeted flooring.

Bedroom One

10' 8" x 8' 2" (3.25m x 2.49m)

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

Bedroom Two

9' 8" x 8' 2" Plus door recess (2.95m x 2.49m Plus door recess)

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

Bedroom Three

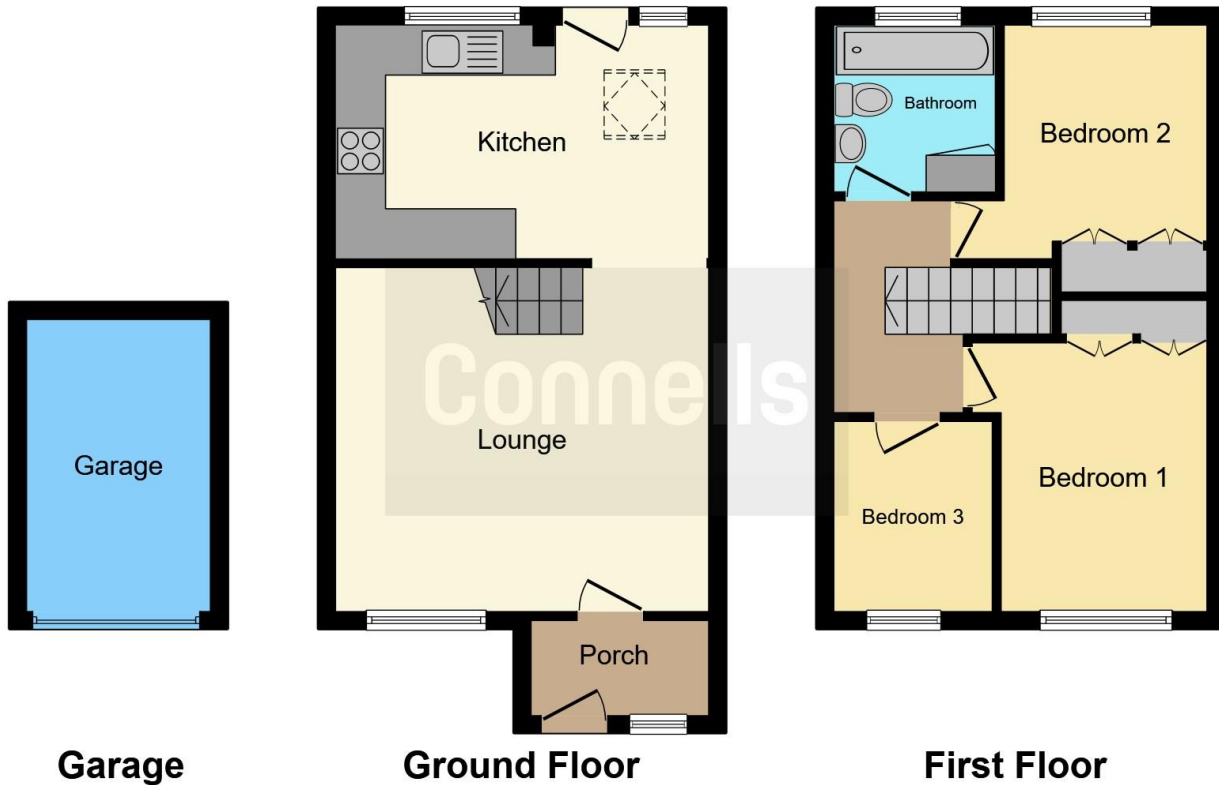
7' 10" x 6' 4" (2.39m x 1.93m)

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

Bathroom

Enter from first floor landing. Laminate flooring. Wall mounted gas radiator. Storage cupboard. Double glazed frosted window to rear aspect. Bath with shower. Wc and wash-hand basin.





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

view this property online connells.co.uk/Property/BLE310521

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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Property Ref: BLE310521 - 0005