



Connells

Harlech Place
Bletchley Milton Keynes



Property Description

Modern method of auction- terms apply. Located in a quiet cul-de-sac is this two-bedroom mid-terraced property. In need of refurbishment, this property is ideal for those looking for a project or investment opportunity.

This property benefits from a generous rear garden which offers two outdoor storage buildings. Focussing on the inside of the property, the downstairs benefits from a partition between the diner and living room allowing the opportunity to go open plan should that be more to your taste.

Regarding the location, this property is located close to local amenities as well as transport links, particularly the bus route that is on Whaddon Way.

Accommodation comprises in brief entrance porch, living room, dining room, kitchen, first floor landing, two bedrooms and a bathroom. Outside there are gardens to the front and the rear.

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

Tiled flooring. Double glazed frosted window to front aspect. Wall mounted gas radiator.

Living Room

13' 6" x 12' 9" (4.11m x 3.89m)

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

Dining Room

7' 11" x 7' 5" (2.41m x 2.26m)

Enter from living room. Laminate flooring. Wall mounted gas radiator. Patio door to rear to access the garden.

Kitchen

7' 6" x 7' 6" (2.29m x 2.29m)

Enter from dining room. Tiled flooring. Double glazed window to rear aspect. Storage downstairs.

First Floor Landing

Rise from entrance porch. Laminate flooring. Loft hatch.

Bedroom One

16' 1" x 11' Maximum (4.90m x 3.35m Maximum)

Enter from first floor landing. Laminate flooring. Spotlights. Two double glazed windows to front aspect. Wall mounted gas radiator.

Bedroom Two

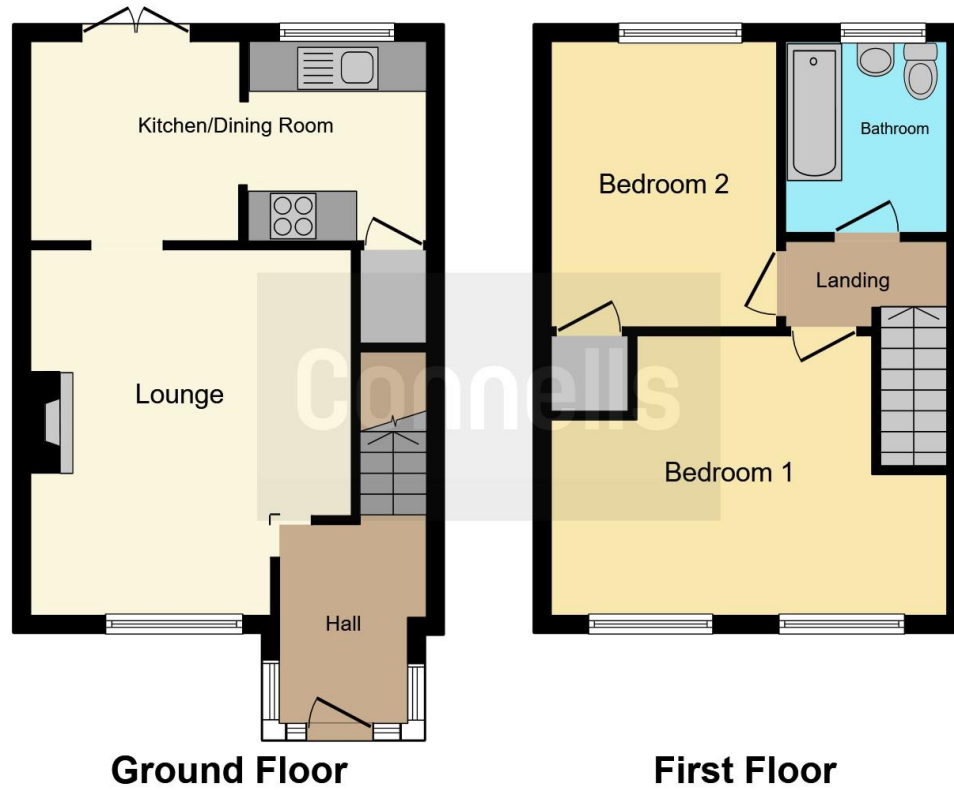
10' 4" x 9' 3" (3.15m x 2.82m)

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

Bathroom

Enter from first floor landing. Tiled flooring. Spotlights. Double glazed frosted window to rear aspect. Heated towel rail. Wc, wash-hand basin and bath with shower.





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



Awaiting Photograph

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/BLE310610

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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