



Connells
connells.co.uk 01908 375 241
FOR SALE

Connells

Bramber Close
Bletchley Milton Keynes

Bramber Close Bletchley Milton Keynes MK3 7AB

for sale guide price
£375,000



Property Description

For sale by modern auction- terms apply. Located at the end of a quiet cul-de-sac in West Bletchley is this spacious four-bedroom detached family home.

In need of refurbishment, this property is ideal for those looking for a project or investment opportunity.

This property benefits from a double garage and a wrap-around garden offering ample opportunity for the property to be developed. Further to this, the property also benefits from driveway parking for numerous cars.

Accommodation comprises entrance hall, downstairs wc, kitchen, utility room, living room, dining room, first floor landing, four bedrooms, en-suite to the master and a family bathroom.

Outside there is a garden to the front, a large wrap-around garden to the rear, a double garage and a large driveway.

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 Hall

Downstairs Wc

Kitchen

16' 3" x 7' 8" (4.95m x 2.34m)

Utility Room

6' 5" x 6' 5" (1.96m x 1.96m)

Living Room

16' 3" x 16' 2" (4.95m x 4.93m)

Dining Room

12' 6" x 8' 3" (3.81m x 2.51m)

First Floor Landing

Master Bedroom

12' 10" x 11' 4" (3.91m x 3.45m)

En-Suite

Bedroom Two

12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom Three

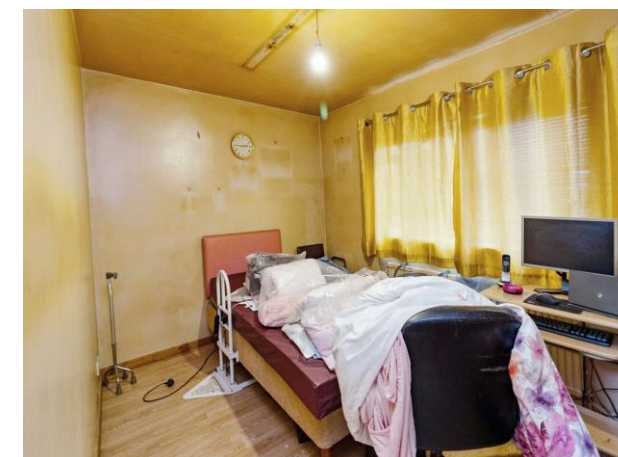
9' 9" x 7' 8" (2.97m x 2.34m)

Bedroom Four

9' 8" x 6' 1" (2.95m x 1.85m)

Family Bathroom





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: D

view this property online connells.co.uk/Property/BLE310673

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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