

for sale

guide price **£275,000**



St. Martins Street Bletchley Milton Keynes MK2 2TT

Offered to market with no onward chain is this well-presented two bedroom mid-terraced property ideally located in the heart of Bletchley.



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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



Wall mounted radiator. Telephone and broadband points.

Living Room

13' x 10' 5" (3.96m x 3.17m)
UPVC double-glazed bay-fronted window to front aspect, supported by wooden window shutters. Wall mounted radiator. Thermostat.

Dining Room

13' x 11' 7" (3.96m x 3.53m)
UPVC double-glazed window to rear aspect. Gas fireplace. Wall mounted radiator.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)
A range of wall and base level units. Integrated appliances to include four ring induction hob, oven, microwave, extractor hood and dishwasher. Additional space for a washing machine, which is included. UPVC double-glazed window to side aspect. Larder cupboard understairs.

Utility Room

9' x 6' 10" (2.74m x 2.08m)
UPVC double-glazed opaque window to side aspect. Space for a fridge freezer and a tumble dryer, both of which are included. Door to side aspect to access the garden.

Shower Room

A three-piece suite comprising WC, wash hand basin and a walk-in double shower. Double-glazed opaque window to rear aspect. Recessed spotlights. Chrome heated towel rail.

First Floor

Landing

Rise from entrance hall. Built-in storage cupboard.

Bedroom One

14' x 13' 1" (4.27m x 3.99m)
A generously sized double bedroom benefitting from a UPVC double-glazed bay window to front aspect and a wall mounted radiator.

Bedroom Two

13' x 8' 3" (3.96m x 2.51m)
A double bedroom benefitting from a wall mounted radiator, UPVC double-glazed window to rear aspect and a TV point.

Bathroom

A three-piece suite consisting of a WC, wash hand basin vanity unit and a bathtub with an attached shower. UPVC double-glazed window to rear aspect. Chrome heated towel rail. Houses the central heating system and controls.

Outside

Rear Garden

Enclosed by timber fencing. Patio followed by lawn. Shed to remain. Gated access.





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

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Property Ref: BLE311465 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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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