



Connells

Whaddon Way
Bletchley Milton Keynes



Property Description

Three bed SEMI-DETACHED house situated in the popular location of West Bletchley. The downstairs comprises of a lounge, separate dining room and kitchen. Upstairs comprises of three bedrooms and the family bathroom. The rear of the property boasts a rear garden laid mainly to lawn.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

Door to front aspect. Understairs storage. Radiator.

Living Room 13' 5" x 13' 10" (4.09m x 4.22m)

Double glazed window to front aspect. Radiator, TV point and telephone point.

Dining Room 8' 5" x 10' 4" (2.57m x 3.15m)

Double glazed sliding door to conservatory. Radiator.

Kitchen 10' 10" x 10' 4" Max (3.30m x 3.15m Max)

A fitted kitchen with a range of wall and base units and work surfaces over. Sink/drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Central heating boiler. Double glazed window to rear aspect.

Landing

Stairs rising from hallway. Doors to all bedrooms and family bathroom.

Bedroom One 11' 2" x 11' 5" (3.40m x 3.48m)

Double glazed window to front aspect. Radiator, TV point and storage cupboard.

Bedroom Two

Double glazed window to rear aspect. Radiator, storage cupboard and carpet flooring.

Bedroom Three 8' 3" x 8' 5" (2.51m x 2.57m)

Double glazed window to front aspect, Radiator, TV point and carpet flooring.

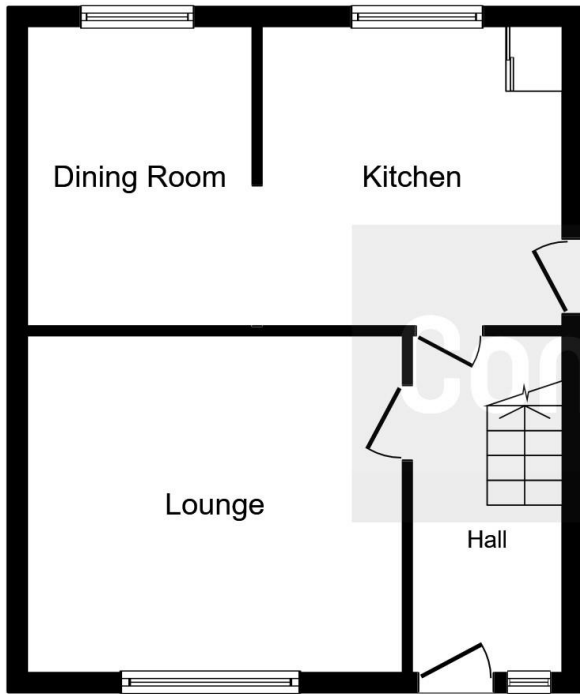
Bathroom

Double glazed window to rear aspect. Wash hand basin, wc and bath with mixer taps and shower over. Radiator. Extractor fan. Tiling to splash back.

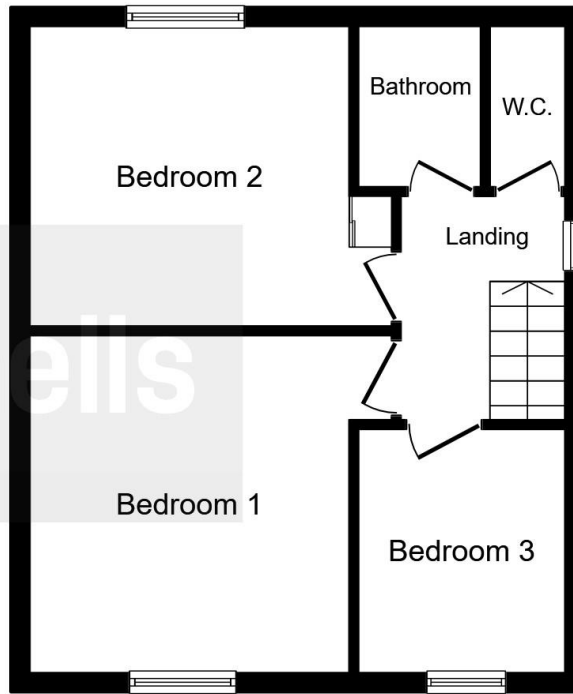
Rear Garden

Mainly laid to lawn with patio seating area.





Ground Floor



First Floor

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).
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To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/ref-BLE308556

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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