



**Connells**

Glebe Close  
Maids Moreton Buckingham



### Property Description

A well-positioned THREE BEDROOM property located in this sought after village, close to Buckingham. This property benefits from a lounge/diner with double patio doors to the rear garden, Driveway for off-road parking and three well bedrooms.

You enter via the hallway with access to both downstairs living areas. A spacious lounge/diner with double doors to the rear garden with countryside views beyond and the well-equipped kitchen that has ample storage space and worktops.

The first floor comprises of all three bedrooms and the family bathroom.

The master bedroom is a good sized double. Bedroom two is another double. Bedroom three is a single room. The family bathroom comprises of a three piece suite.

To the front of the property there is block paved driveway providing off road parking. The private rear garden is mainly laid to lawn and isn't overlooked, backing on to fields.

### 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.

### Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.



## Entrance Hall

UPVC double glazed door to the front. Wood effect laminate floor. Stairs to the first floor.

## Lounge

15' 9" max x 14' max ( 4.80m max x 4.27m max )

UPVC double glazed patio doors. Understairs storage cupboard. Wood effect laminate flooring. TV point.

## Kitchen

9' x 6' 11" ( 2.74m x 2.11m )

UPVC double glazed window to the front. A range of wall and floor units with worktop over. Stainless steel sink and drainer. Space for tall standing fridge freezer. Space and plumbing for washing machine. Space for tumble dryer. Space for a cooker. Wood effect laminate flooring.

## Landing

Stairs from the entrance hall. Loft access. Airing cupboard that houses the hot water tank.

## Bedroom 1

11' 2" x 8' 10" ( 3.40m x 2.69m )

Double room. UPVC double glazed window to the front

## Bedroom 2

9' 10" x 7' 11" ( 3.00m x 2.41m )

Double room. UPVC double glazed window to the rear.

## Bedroom 3

6' 6" x 7' 5" ( 1.98m x 2.26m )

Single room. UPVC double glazed window to the rear.

## Bathroom

UPVC double glazed window. Bath with mixer taps and shower attachment. WC. Basin. Shaver point. Wood effect laminate floor.

## Front Garden

Houses a brick built storage cupboard with electric meter.

## Rear Garden

Patio area. Laid to lawn with fence surround. Country side views. Space for sheds.

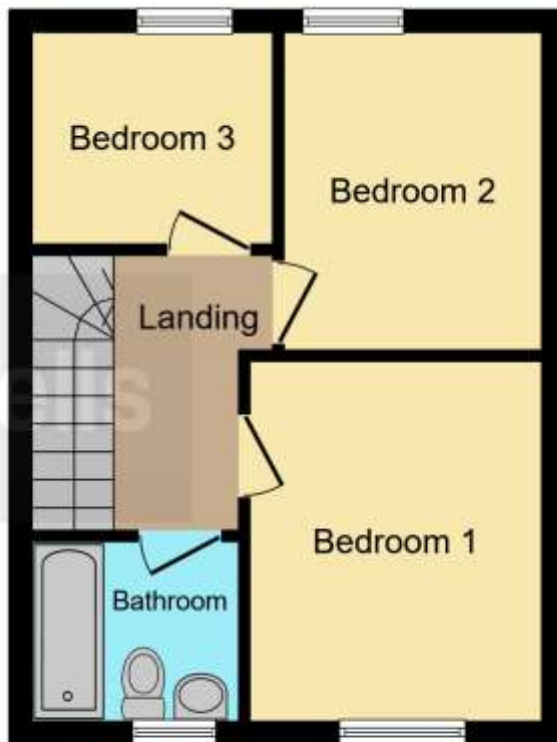
## Parking

Block paving driveway parking for 1/2 cars. Bushes and shrubs. Footpath up to the front door.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BUK306804](http://connells.co.uk/Property/BUK306804)**



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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