



London Road, Stony Stratford, Milton Keynes, MK11 1JH

welcome to

London Road, Stony Stratford, Milton Keynes

Situated in the Historic Market Town of STONY STRATFORD is this THREE bedroom MID TERRACED house with kitchen and cellarette, EN-SUITE to bedroom three, enclosed rear garden with mature shrubs, patio area, workshop with power connected and pathway leading to rear garage.



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.

Storm Porch:

Storm porch and tiled flooring.

Entrance Hall:

Double glazed door and radiator.

Living Room:

10' 9" x 14' 7" into bay (3.28m x 4.45m into bay)
Double glazed window to front aspect, radiator, open fireplace with exposed brick and wooden floorboards.

Dining Room:

12' 11" Max x 14' 2" Max (3.94m Max x 4.32m Max)
Double glazed window to rear aspect, open fireplace, wooden flooring and radiator.

Kitchen:

8' 5" x 11' 2" (2.57m x 3.40m)
Fitted with a range of units to both base and eye level and drawers below, sunken 1½ sink with mixer taps over, built in double oven, gas top, built in dishwasher, radiator, cellarette and double glazed window to side aspect.

Lobby:

Open storage cupboard and double glazed door to rear garden.

Ground Floor Bathroom:

White suite comprising: Bath with shower taps over, WC, vanity unit with wash hand basin, splash back tiles, radiator and double glazed window to rear aspect.

Landing:

Storage cupboard and access to loft via hatch.

Bedroom One:

12' 1" x 14' 2" Max (3.68m x 4.32m Max)
Double glazed window to front aspect, built in wardrobe, feature fireplace and radiator.

Bedroom Two:

8' 8" Max x 12' 11" Max (2.64m Max x 3.94m Max)
Double glazed window to rear aspect and radiator.

Bedroom Three:

11' 2" Max x 8' 6" Max (3.40m Max x 2.59m Max)
Double glazed window to rear aspect, radiator and door to:

En-Suite:

White suite comprising: Shower cubicle, WC, wash hand basin and double glazed window to side aspect.

Outside:

Front:

Walled garden with gated entrance and mature shrubs.

Rear:

Lawn area with mature shrubs, patio area, workshop with power connected and pathway leading to rear garage.

Garage:

To the rear of the garden with wooden doors.

Agents Note:

This property has solar panels. Please ask the office for more details,



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London Road, Stony Stratford, Milton Keynes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID-TERRACED
- EN-SUITE TO BEDROOM THREE

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STS107135 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



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