



Harebell Close, Walnut Tree, Milton Keynes, MK7 7BA

welcome to

Harebell Close, Walnut Tree, Milton Keynes

SPACIOUS, three-bedroom SEMI DETACHED home situated in the popular WALNUT TREE location. The property boasts a large LOUNGE/DINER, kitchen, DOWNSTAIRS WC and DRIVEWAY. Must be seen to be appreciated!

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

Upvc front door with double glazed window to side. Under-stairs storage cupboard. Further storage alcove providing space for housing coats and shoes. Door mat. Laminate flooring. Radiator. Stairs leading to first floor. Doors to lounge, kitchen and cloakroom.

Cloakroom

Double glazed window to the front aspect. Pedestal hand wash basin with chrome taps. Close coupled wc. Tiled splash-backs. Radiator.

Lounge / Diner

22' 7" x 10' 3" narrowing to 8'02" (6.88m x 3.12m narrowing to 8'02")
Double glazed window to the side & rear x2. Double glazed sliding doors to the garden. Laminate flooring. Radiator x2. Doorway into the kitchen.

Kitchen

7' 11" x 9' 9" (2.41m x 2.97m)
Double glazed window to the front. Fitted with a range of units at base & eye level. Composite worktops. Stainless steel & drainer with chrome mixer tap. Tiled splash-backs. Integrated fridge freezer. Space for washing machine and oven with extractor fan over. Boiler. Vinyl floor tiles. Radiator.

Landing

Double glazed window to front aspect. Airing cupboard housing hot water tank. Access to partly boarded loft space. Doors to bedrooms and bathroom.

Bedroom One

8' x 13' 5" (2.44m x 4.09m)
Double glazed corner windows to the front. Double glazed window to the rear. Laminate flooring. Radiator.

Bedroom Two

9' 9" x 8' 1" (2.97m x 2.46m)
Double glazed window to the rear. Laminate flooring. Radiator.

Bedroom Three

6' x 9' 8" (1.83m x 2.95m)
Double glazed window to the rear. Laminate flooring. Radiator.

Bathroom

Obscure double glazed window to front. Panelled bath with shower over. Close coupled wc. Pedestal hand wash basin. Tiled splash-backs. Chrome towel radiator. Vinyl flooring.

Outside

Front

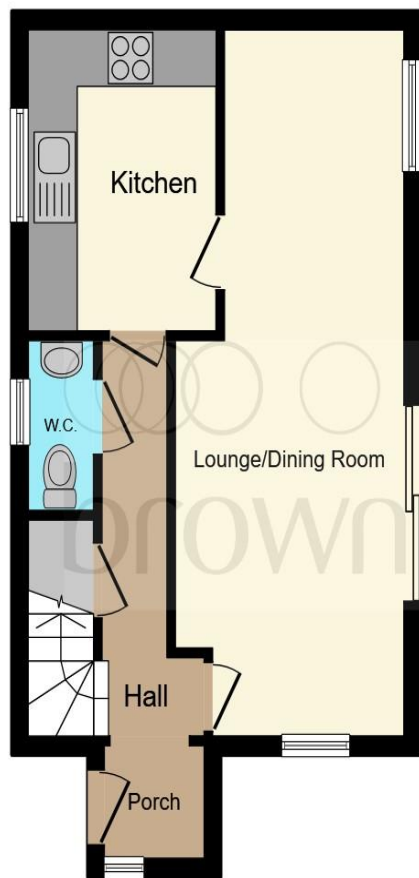
Path to front door. Storm porch. Two brick storage cupboards. Gas and electric meters.

Rear Garden

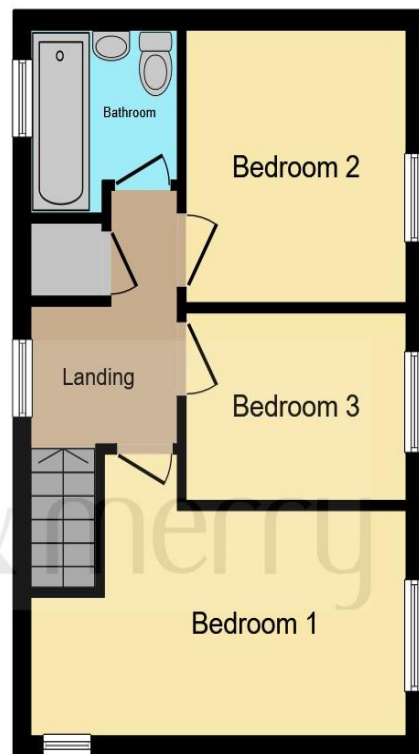
Fully enclosed with large decked patio and hardstanding area. Double gates to the driveway.

Parking

Driveway for one car with the option of parking further vehicles in the garden.



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). Powered by www.focalagent.com



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Harebell Close,
Walnut Tree, Milton Keynes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£265,000



Awaiting Photograph

view this property online [brownmerry.co.uk/Property/WOS105180](https://www.brownmerry.co.uk/Property/WOS105180)



Property Ref:
WOS105180 - 0009

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