

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> **price**

guide price £600,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > FOUR BEDROOM DETACHED HOME
- > SEPERATE DINING ROOM AND UTILITY
- > MASTER WITH ENSUITE
- > DOUBLE GARAGE
- > OFF ROAD PARKING FOR TWO CARS
- > OLD FARM PARK
- > COUNCIL TAX BAND F
- > EPC Rating: D

>> **short description**

Brown and Merry are pleased to present this FOUR-bedroom detached house in OLD FARM FARK, featuring a separate LIVING ROOM, DINING ROOM, CONSERTATORY, KITCHEN, UTILITY ROOM and CLOAKROOM. As well as a MASTER bedroom with EN-SUITE, DOUBLE GARAGE and DRIVEWAY parking for TWO cars.

>> **long description**

This spacious and beautifully maintained 4-bedroom detached house is located in the sought-after Old Farm Park area. Featuring a double garage and off-road parking for two cars, this home is perfect for families looking for comfort and convenience. The ground floor offers ample living space, including a separate living room, a formal dining room, and a bright conservatory, providing plenty of room for entertaining or relaxing. The kitchen is complemented by a handy utility room, and there's a convenient cloakroom. Upstairs, the master bedroom boasts a dressing area and en-suite, while the remaining three double bedrooms share a family bathroom with both a bath and a separate shower. The property also benefits from a good-sized, private garden, ideal for outdoor activities and relaxation.

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> **room description**

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.

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> **room description**

Entrance Hall

Space understairs for storage, laminate flooring, radiator, doors to w/c, reception room, kitchen, lounge, and dining room, stairs to 1st floor.

Cloakroom

Radiator, w/c, wash hand basin, obscured double glazed window to the side, part tiled, laminate floor.

Lounge

17' 6" x 12' (5.33m x 3.66m)

Carpet, coving on ceiling, double glazed window to the front, radiator, stone fireplace with spotlights, TV point.

Dining Room

12' 11" x 10' 8" (3.94m x 3.25m)

Laminate floor, double glazed bay window front facing, radiator, door to kitchen.

Reception Room

12' x 9' 8" (3.66m x 2.95m)

Laminate floor, radiator, open to conservatory.

Kitchen

13' x 12' 9" (3.96m x 3.89m)

Tiled floor, radiator, double glazed window to the rear, partly tiled, range of wall and base units, eight ring gas cooker with extractor over, space for dishwasher and under counter freezer and space for fridge freezer, stainless steel one and a half bowl sink and drainer with hot and cold tap, door to utility.

Utility Room

9' 9" x 5' 8" (2.97m x 1.73m)

Radiator, tiled floor, range of wall and base units, stainless steel sink and drainer with hot and cold taps, part tiled, space for washing machine, gas boiler, double glazed door to the rear.

Conservatory

13' 5" x 11' 11" (4.09m x 3.63m)

Laminate floor, double glazed window rear and to the side, PVC roof, radiator.

First Floor

Landing

Carpet, radiator, double glazed window to the front, door to airing cupboard, doors to all bedrooms and bathroom, loft hatch.

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> **room description**

Bedroom 1

18' max x 11' (5.49m max x 3.35m)

Carpet, radiator, double glazed window to the front, TV point into built in wardrobes (dressing room area) door to ensuite.

En-Suite

Lamintate flooring, w/c, wash hand basin, radiator, obscured double glazed window to the rear, double corner shower with shower head attachment, part tiled.

Bedroom 2

12' x 11' 6" (3.66m x 3.51m)

Carpet, double glazed window to the front, radiator, door to ensuite.

En-Suite

Laminate flooring, wash hand basin, w/c, obscured double glazed window to the side, radiator, double corner shower with attachment head, part tiled.

Bedroom 3

12' 3" x 9' 2" (3.73m x 2.79m)

Carpet, radiator, double glazed window to the rear

Bedroom 4

11' 6" x 10' max (3.51m x 3.05m max)

Carpet, radiator, double glazed window to the rear.

Bathroom

12' 1" x 6' max (3.68m x 1.83m max)

Fully tiled, double glazed obscured window to the side, w/c, wash hand basin, panelled bath with shower attachment, corner shower enclosure, heated towel rail.

Outside

Front Garden

Partly laid to lawn, small hedge border, driveway parking for two cars.

Rear Garden

Mostly laid to lawn, fully enclosed by fencing with small trees and shrubs around the border, path to garage, storage bins, back gate access to front door to garage.

Double Garage

18' 5" x 16' 9" (5.61m x 5.11m)

Power and light, part boarded loft, two up and over doors

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

property details approval form

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> property images



Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG
T 01908 583231 E WoburnSands@brownandmerry.co.uk

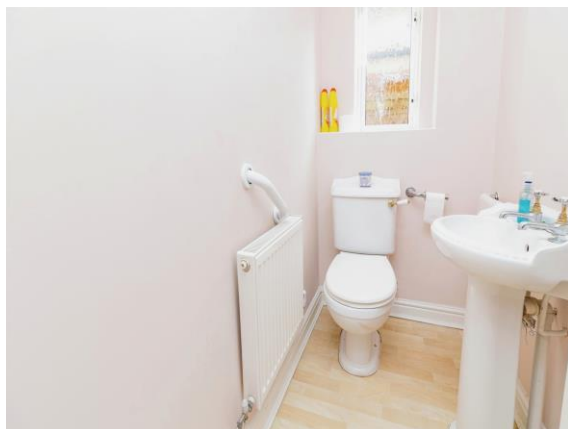
property details approval form

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> property images



Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 E WoburnSands@brownandmerry.co.uk

property details **approval form**

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> **property images**



property details approval form

5 Rossini Place, Old Farm Park, Milton Keynes, Buckinghamshire, England, MK7 8EZ

Date: 29 October 2024

Property Ref and Version: WOS105382 - 0005

>> floor plan



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

>> approval

Signature

Date

Faye Wilson

Mr P.R. Grubb

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 E WoburnSands@brownandmerry.co.uk

0

RESI/CON016/18