



Connells

Portishead Drive
Tattenhoe Milton Keynes



Property Description

Connells Estate Agents are delighted to offer for sale this three bedroom property in the sought after area of Tattenhoe with no upper chain. The Detached family home offers Kitchen, Living Room with french doors opening out onto the rear garden, Dining Room and Cloakroom on the ground floor. On the first floor there are three double bedrooms and the family bathroom with the master benefiting from an en-suite and fitted wardrobes. Outside the property is a rear gardens and single detached garage with a driveway.

Tattenhoe is in a good school catchment area, nearby to Westcroft shopping centre and Howe Park Woods. With easy access to main road, rail and bus links, Tattenhoe is located a short drive from Central Milton Keynes. Viewing is highly recommended call Connells Oxley Park to book your appointment now.

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.

Ground Floor

Porch

Double glazed door to front aspect. Internal door opening out onto the hallway

Entrance Hall

Stairs rising to first floor. Wall mounted radiator.

Cloakroom

Double glazed window to front aspect. Suite with wash hand basin and WC. Wall mounted radiator.

Living Room

16' 9" x 10' 2" (5.11m x 3.10m)

Double glazed window to front aspect with french doors leading out onto rear garden. Gas fire place and wall mounted radiator.

Dining Room

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window to front aspect. Wall mounted radiator.

Kitchen

14' 1" x 8' 4" (4.29m x 2.54m)

Double glazed window to door to rear aspect. Door leading onto rear garden. Fitted kitchen with a range of wall and base units with work surface over. Stainless steel sink and drainer. Electric oven, stainless steel gas hob with over hood. Space for washing machine and fridge freezer. Under stair cupboard.

First Floor Landing

Stairs rising from ground floor. Double glazed window to rear aspect.

Bedroom One

17' 1" x 10' 6" (5.21m x 3.20m)

Double glazed window to front and rear aspect. Built in wardrobes. Wall mounted radiator.

En Suite

Double glazed window to front aspect. Part tiled suite comprising of low level WC and wash hand basin. Shower cubical. Wall mounted radiator.

Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to front aspect. Built in wardrobe Wall mounted r

Bedroom Three

11' 2" x 7' 2" (3.40m x 2.18m)

Double glazed window to rear aspect. Built in wardrobe. Wall mounted radiator.

Bathroom

Two double glazed window to front aspect. Part tiled suite comprising of low level WC and wash hand basin. Bath with mixer tapes and shower over.

Outside

Rear Garden

Laid to lawn and patio garden. Wooden surround fencing with gated access and access to garage.

Garage

Single Garage with up and over doors with power and lighting.

Parking

Driveway in front of garage.

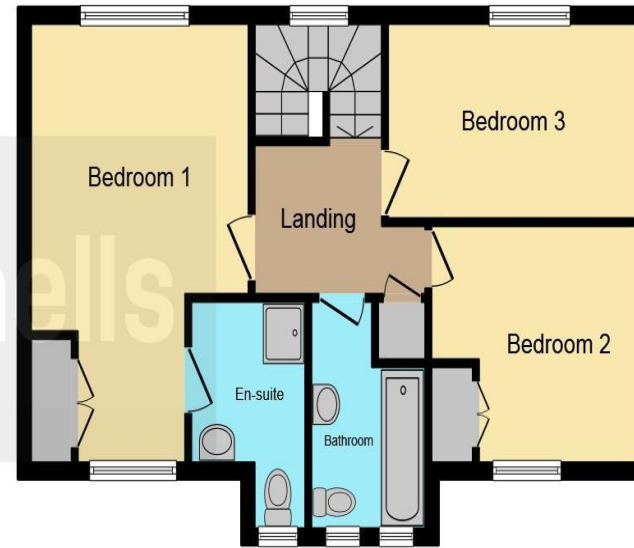








Ground Floor



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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MILTON KEYNES MK4 4TB

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXP105535



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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