



Not for marketing purposes INTERNAL USE ONLY

Stafford Grove
Shenley Church End Milton Keynes

Stafford Grove Shenley Church End Milton Keynes MK5 6AY

for sale guide price
£275,000



Property Description

Welcome Stafford Grove to the market! Sold with no chain, this spacious three-bedroom property is a perfect family home for someone wanting to join the property ladder.

Stafford Grove in brief, is a three-bedroom family home which comprises of an entrance hall, living and kitchen on the ground floor. As you make your way to the first floor, you will find three bedrooms and a family bathroom. Additionally, you will find the property includes gas central heating, allocated parking, and a rear garden.

Connells Oxley Park strongly recommend viewing Stafford Grove!

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, I Am Sold 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 I Am Sold 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.

Ground Floor

Living Room

15' 5" Max x 13' 7" Max (4.70m Max x 4.14m Max)

Front view. Wall mounted radiator. Spacious living space.

Kitchen

10' 10" Max x 6' Max (3.30m Max x 1.83m Max)

Gas hob. Plumbing for washing machine. Electric oven.

First Floor

Bedroom One

11' 10" Plus Wardrobe x 8' 5" Max (3.61m Plus Wardrobe x 2.57m Max)

Storage access. Wall mounted radiator. Side view aspect.

Bedroom Two

9' 6" Max x 7' 4" Max (2.90m Max x 2.24m Max)

Side view aspect. Wall mounted radiator.

Bedroom Three

7' 5" Max x 6' 7" Max (2.26m Max x 2.01m Max)

Front view aspect. Wall mounted radiator.

Bathroom

Comprises of a wash hand basin, WC and bath with shower attachment.

Outside

Parking

Allocated parking at the property.









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

To view this property please contact Connells on

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MILTON KEYNES MK4 4TB

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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