

for sale

guide price **£250,000**



Swan Terrace Stony Stratford Milton Keynes MK11 1BP

A beautifully presented, and spacious MID terrace TWO bedroom home in a tucked away location just off the High Street with all the towns facilities on your doorstep. Updated and refurbished.

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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.

Entrance Hall

Entry via hardwood front door.

Living Room

Double glazed window to front elevation. Bamboo flooring. Recessed spot lights. Open to;

Kitchen

Fitted kitchen with a range of wall and base level units with roll edge work surfaces and an inset sink and drainer. Solid pine drawers and door fronts. Built in electric oven with four burner gas hob and extractor hood over. Combination boiler. Ceramic tiled floor. Recessed spot lights. Washing machine. Spotlights.

Bathroom

Obscure double glazed window to rear elevation. Pedestal hand



wash basin and close coupled toilet. Fully tiled corner shower cubicle with mixer shower and a glass screen door. Chrome heated towel rail. Polished porcelain tiled floor. Extractor fan. Space for washing machine. Recessed spot lights.

First Floor Landing

Rustic oak style laminate flooring.

Bedroom 1

Double glazed window to front elevation. Rustic oak style laminate floor. Loft access. Radiator.

Bedroom 2

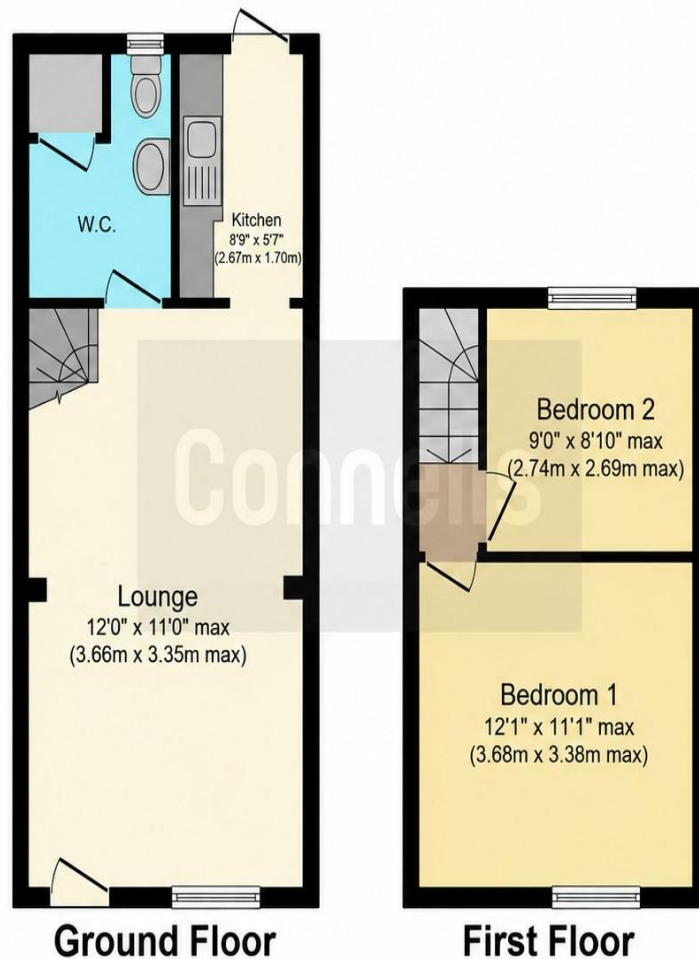
Double glazed window to rear elevation. Recess spot lights. Rustic oak style laminate flooring. Radiator.

Rear Courtyard

Fully enclosed, courtyard garden to area which is laid with brick and sandstone slabs.







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 MK11 1AH

Property Ref: SSD307915 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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.

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