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Nelson Close  
Crownhill Milton Keynes



## Property Description

Connells Oxley Park are delighted to present this beautifully maintained three-bedroom semi-detached home, situated in the highly sought-after Crownhill area.

This attractive property offers excellent kerb appeal, complete with driveway parking and a thoughtfully converted garage featuring a cloakroom ideal for use as a home office, beauty room, or studio.

Step inside to a welcoming entrance hall with convenient built-in storage, leading to a stylish downstairs bathroom and a bright, open-plan kitchen/dining area, perfect for entertaining. The modern kitchen boasts integrated appliances and flows seamlessly into the inviting living room, where double doors open onto the rear garden perfect for indoor-outdoor living.

## 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.

## Ground Floor

### Entrance Hall

Spacious hallway. Leads to the kitchen, bathroom and stairs rising to the first floor. Built in storage. Wall mounted radiator.

### Living Room

Rear aspect double glazed window. Double patio doors leading to the rear garden. Wall mounted radiator.

## Kitchen

Side aspect double glazed window. Space for appliances and plenty of storage options. Room for breakfasting/dining. Wall mounted radiator.

## Bathroom

Front aspect frosted double glazed window. Comprises of a countertop wash hand basin, WC and free-standing bath with shower attachment. Wall mounted radiator.

## First Floor

### Landing

The landing leads to all three bedrooms, cloakroom and stairs descending to the ground floor.

### Bedroom One

Front aspect double glazed window. Built in wardrobe and storage. Door leading to the en suite. Wall mounted radiator.

### En Suite

Side aspect double glazed window. Comprises of a wash hand basin, WC and shower. Also, a storage cupboard in this space which houses the central heating boiler. Wall mounted radiator.

### Bedroom Two

Rear aspect double glazed window. Built in wardrobe. Wall mounted radiator.

### Bedroom Three

Rear aspect double glazed window. Wall mounted radiator.

## Cloakroom

Side aspect frosted double glazed window. Comprises of a wash hand basin and WC. There are also handy storage cupboards surrounding the units.

## Outside

### Garden

Front garden and a private enclosed rear garden. This space comprises of patio area, lawn, side access to front of property and converted garage.

### Garage

Up and over converted garage with side access to the converted space. Contains a wash hand basin and WC as well as storage space.

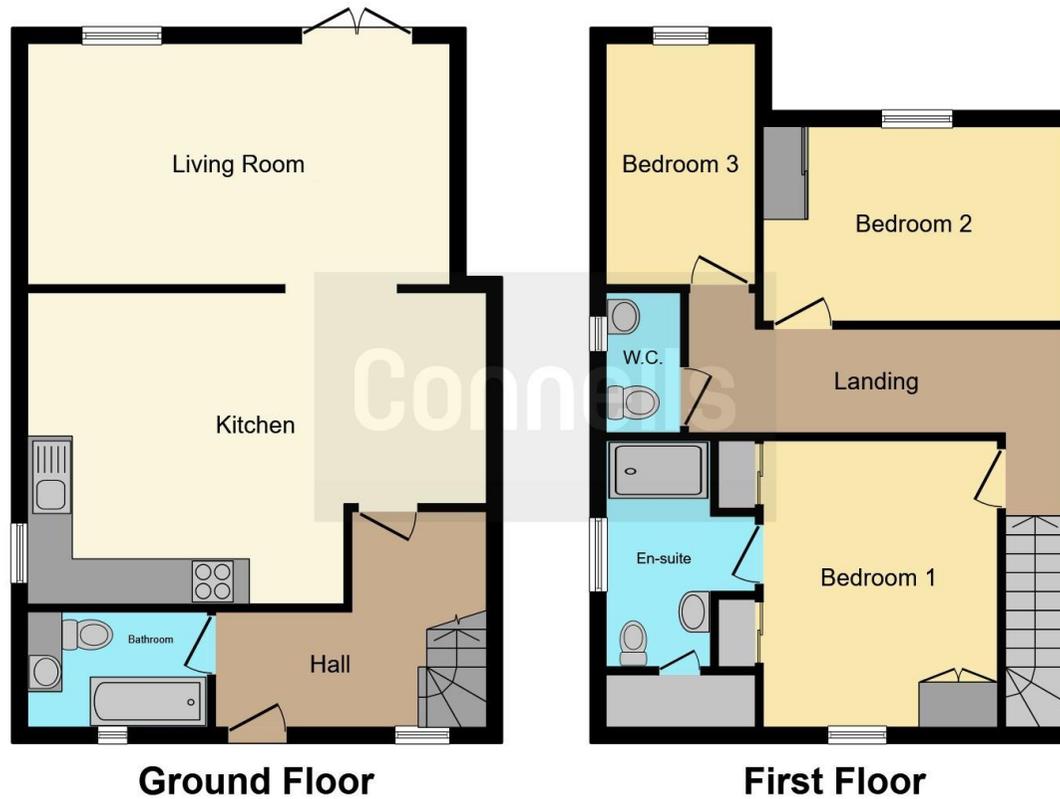
### Driveway

Allocated parking for up to two vehicles in front of the garage.









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](http://www.focalagent.com)

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Band: C

Tenure: Freehold

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