



Connells

Kennet Drive
Bletchley Milton Keynes



Property Description

TWO DOUBLE bedroom END OF TERRACE property with off road parking situated on the desirable 'Rivers' development. The accommodation comprises of an entrance hall, cloakroom, lounge, kitchen, separate dining area, two bedrooms and family bathroom. Outside benefits from a front garden with a driveway and a generous sized rear garden offering scope for extension subject to planning permission.

Kennet Drive is located in the sought after 'Rivers' development and offers access to a number of local amenities including schools and shops, as well as access to transport links including Bletchley train station, numerous bus stops and the A5 and M1 road networks.

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 Porch

Door and window to front aspect.

Cloakroom

WC. Wash hand basin.

Lounge

14' 5" x 10' 9" Maximum (4.39m x 3.28m Maximum)
Double glazed window to front. Gas fire place. Radiator. Television and telephone points.

Dining Room

8' 6" x 7' 5" (2.59m x 2.26m)
Double glazed window to rear aspect.
Radiator.

Kitchen

9' 11" Maximum x 8' 6" Maximum (3.02m Maximum x 2.59m Maximum)
Fitted wall and base kitchen units.
Double glazed window to rear. Sink with drainer. Electric oven and hobs.
Splash back tiling. Plumbing for washing machine. Space for fridge freezer. Central heating boiler.

First Floor

Landing

Double glazed window to side aspect. Loft access

Bedroom One

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed window to rear. Radiator. Wash hand basin. WC. Shower cubicle. Partially tiled.

Outside

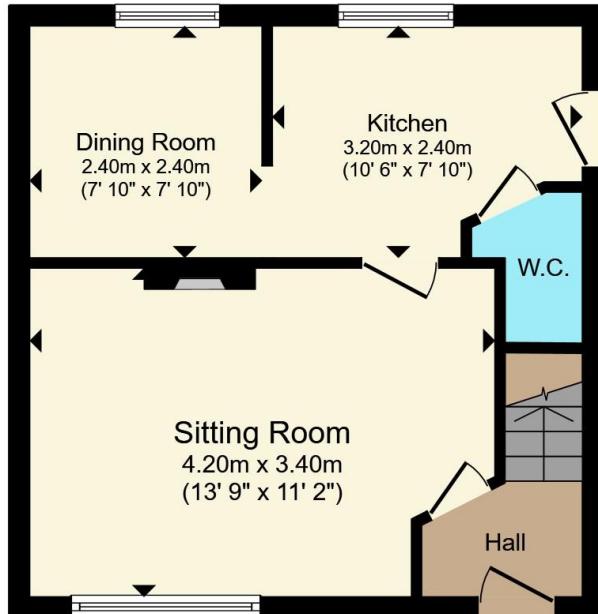
Front Garden

Laid to lawn with driveway parking.

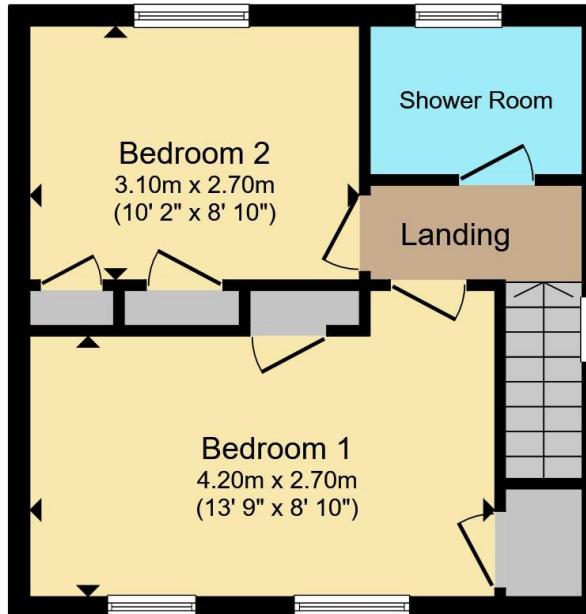
Rear Garden

Laid to lawn with paved area.





Ground Floor



First Floor

Total floor area 67.3 m² (724 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/BLE311719



Tenure: Freehold



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 or services and it is in the buyers interest to check the working condition of any appliances.

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