



Connells

Western Road
Bletchley Milton Keynes

Western Road Bletchley Milton Keynes MK2 2PT

for sale guide price
£220,000



Property Description

Situated within the popular and well-established area of Bletchley, this charming three-bedroom terraced home offers generous living accommodation, character features and excellent convenience for local amenities, schools and transport links.

The ground floor comprises an entrance hall leading into a spacious dual-aspect lounge/dining room measuring over 25ft in length, providing an ideal space for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units with integrated cooking appliances and space for additional white goods. Completing the ground floor is a well-appointed four-piece family bathroom.

To the first floor are three excellent-sized double bedrooms, making this an ideal home for families, first-time buyers or investors alike. Externally, the property benefits from both front and rear gardens, providing outdoor space to enjoy throughout the year.

Conveniently located close to Bletchley town centre, local schools, shops and mainline railway links, this property combines space, character and practicality in a highly sought-after location.

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.

Porch

Entrance Hall

Lounge

25' 11" x 10' 5" (7.90m x 3.17m)

Double glazed bay window to front, double glazed window to rear, two radiators

Kitchen

8' x 8' 9" (2.44m x 2.67m)

Wall and base units, integrated electric cooker, gas hob, extractor hood and tiled floor, space for washing

maching and dishwasher. Double glazed window side aspect.

Landing

Bedroom One

13' 5" x 13' 1" (4.09m x 3.99m)

Double glazed bay window front aspect and radiator

Bedroom Two

13' x 7' 8" (3.96m x 2.34m)

Double Glazed window rear aspect and radiator

Bedroom Three

10' 9" x 8' 9" (3.28m x 2.67m)

Radiator and Double glazed window rear aspect.

Bathroom

Bath with mixer taps, shower cubicle, WC, Radiator and 2 double glazed windows.

Rear Garden





Total floor area 86.6 m² (933 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/BLE312089

Tenure: Freehold



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