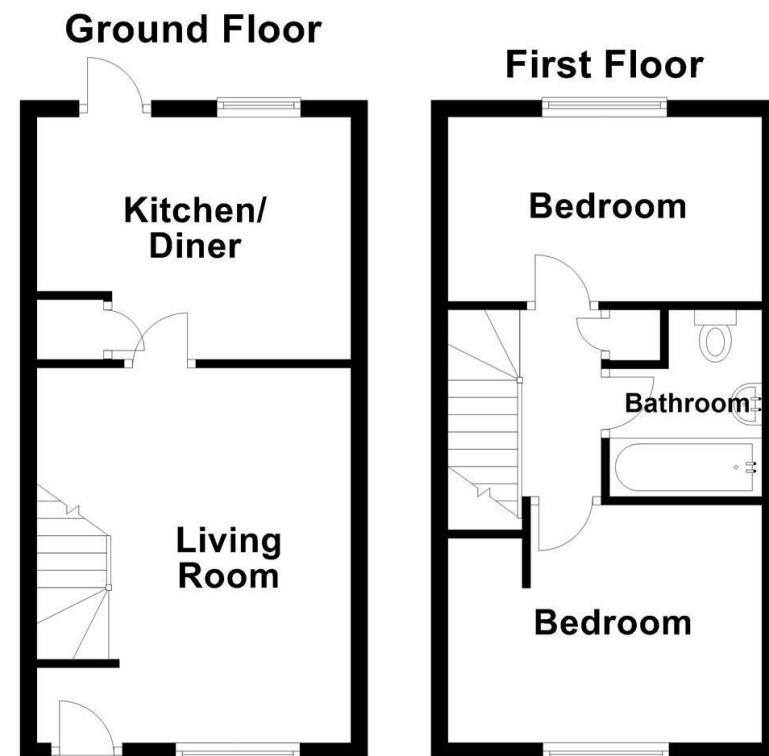




57 Porthcawl Green, Tattenhoe, Milton Keynes,
MK4 3AL



Not to scale. For illustrative purposes only

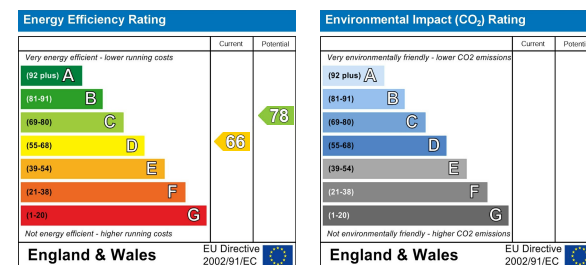


For Auction, Guide Price £205,000+

**** FOR SALE BY ONLINE AUCTION TUESDAY 17TH MARCH ** GUIDE PRICE £205,000+ ** BIDS WILL BE OPEN FOR 24 HOURS FROM 16TH OF MARCH ** VIEWINGS BY APPOINTMENT WEDNESDAY 11/03/26 5.30 PM TO 6.00 PM & SATURDAY 14/03/26 10:00 AM TO 10:45 AM **** This well-proportioned two-bedroom freehold home is offered for auction with vacant possession and presents an excellent opportunity for light refurbishment. Tucked away in a quiet cul-de-sac in the popular Tattenhoe area, the property is conveniently located just a few miles from Milton Keynes Central, offering superb transport links and local amenities. The accommodation comprises two double bedrooms, a spacious living room, and a kitchen/diner with direct access to a generous enclosed rear garden. Additional benefits include allocated parking and a well-balanced layout throughout. This property represents a fantastic opportunity for a straightforward refurbishment project. It would also make an ideal long-term buy-to-let investment, with strong rental demand and attractive rental values in the local area.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/bedsandbucks

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ACCOMODATION

ENTRANCE HALL

Radiator, door to

LOUNGE

14'9 x 12'4

Double glazed window to front, stairs to 1st floor, radiator, door to



KITCHEN/DINER

12'4 x 9'6

Double glazed window to rear, door to rear, range of fitted units, space for appliances, pantry cupboard, Vaillant gas boiler.



LANDING

Airing cupboard, door to

BEDROOM ONE

12'4 x 9'4

Double glazed window to front, radiator



BEDROOM TWO

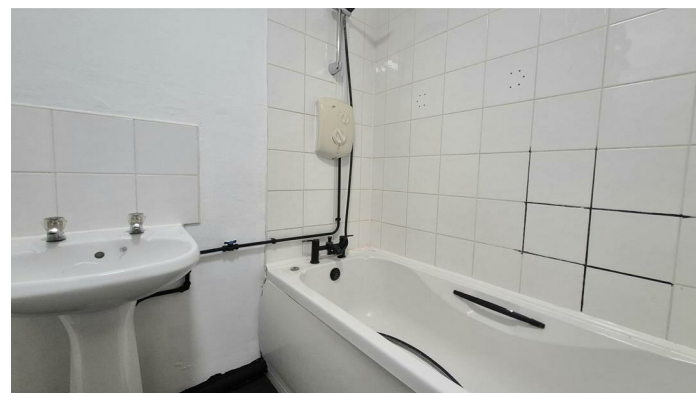
12'4 x 7'5

Double glazed window to front, radiator



BATHROOM

With sink unit, WC, bath and part tiled walls.



OUTSIDE



REAR GARDEN

Enclosed rear garden with patio and lawn.



PARKING

With one allocated numbered parking space and unallocated visitor parking



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, Milton Keynes

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus vat)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £4,200 (£3,500 plus vat).

HOW TO GET THERE

From the centre of Milton Keynes, head southwest on Saxon Gate (V7) or Grafton Street (V6) toward Westcroft and Tattenhoe, following signs for the A421. Continue on the A421 briefly, then take the local exit toward Tattenhoe. Follow H6 Childs Way and then turn onto Tattenhoe Street, continuing into the residential area. Turn onto Portcawl Green.

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For further information on viewing call 01908 030127