



Connells

Marjoram Place
Conniburrow Milton Keynes



Property Description

Connells Estate Agents are pleased to bring to the market this three bedroom detached home with excellent access into Central Milton Keynes and the amenities the city centre has to offer, as well as the mainline railway station which offers regular and direct links into London Euston.

The accommodation includes an entrance hallway, living / dining room, kitchen, three bedrooms and a family bathroom. Outside there is a rear garden, whilst the front offers a driveway that leads to a single garage.

Please see the full range of photographs that accompany this listing and also the floorplan providing an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

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.

The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and

the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. There are plenty of red routes for cycling enthusiasts and parklands for walks and outdoor space.

Entrance Hall

Door to front aspect. Door leading to living / dining room.

Living / Dining Room

11' 5" x 21' 7" (3.48m x 6.58m)

Dual aspect front and rear windows. Two radiators. Door leading to rear garden.

Kitchen

8' 5" x 10' 9" (2.57m x 3.28m)

Window to rear aspect and door to side. Eye and base level units, worksurfaces and stainless steel sink with drainer. Integrated gas hob and electric oven. Part tiled. Cupboard. Space for washing machine.

Landing

Window to side and loft access. Airing cupboard. Doors to all upstairs rooms.

Bedroom 1

9' 5" x 12' 8" (2.87m x 3.86m)

Window to front aspect. Radiator.

Bedroom 2

9' 5" x 7' 11" to wardrobe (2.87m x 2.41m to wardrobe)

Window to front aspect. Radiator. built in wardrobe.

Bedroom 3

8' 5" x 8' 7" into recess (2.57m x 2.62m into recess)

Window to rear aspect. Radiator.

Bathroom

Window to rear aspect. Bath with shower over, low level WC and wash hand basin. Heated towel rail and part tiled.

Driveway

Off road parking.

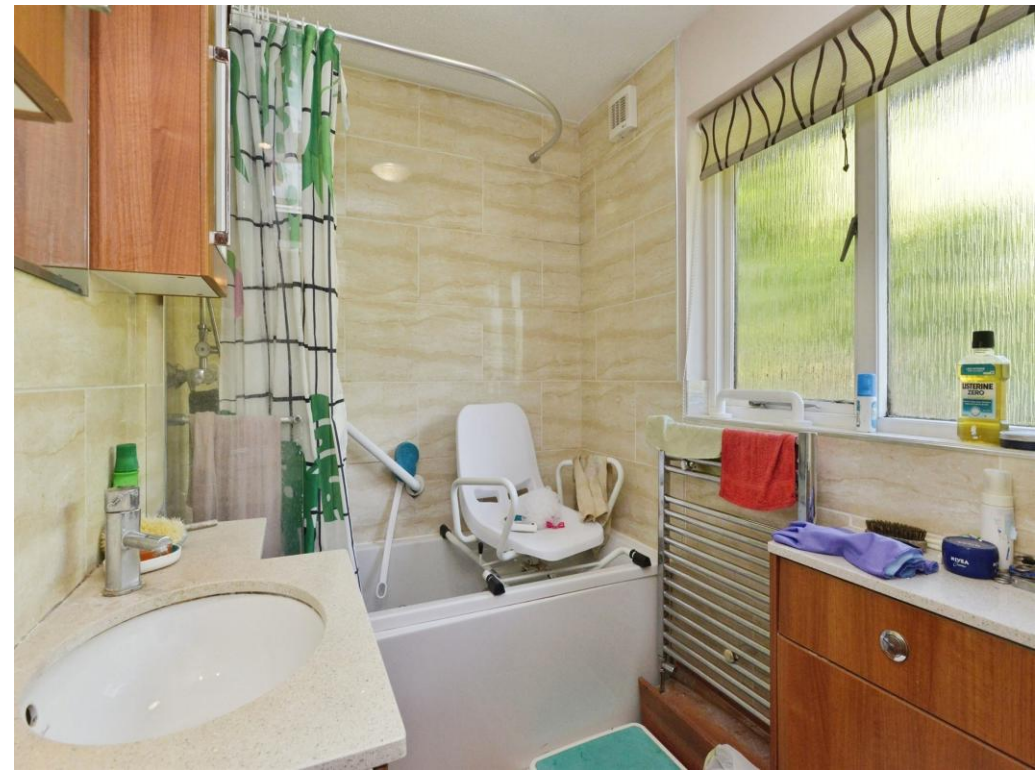
Garage

With up and over door.

Rear Garden

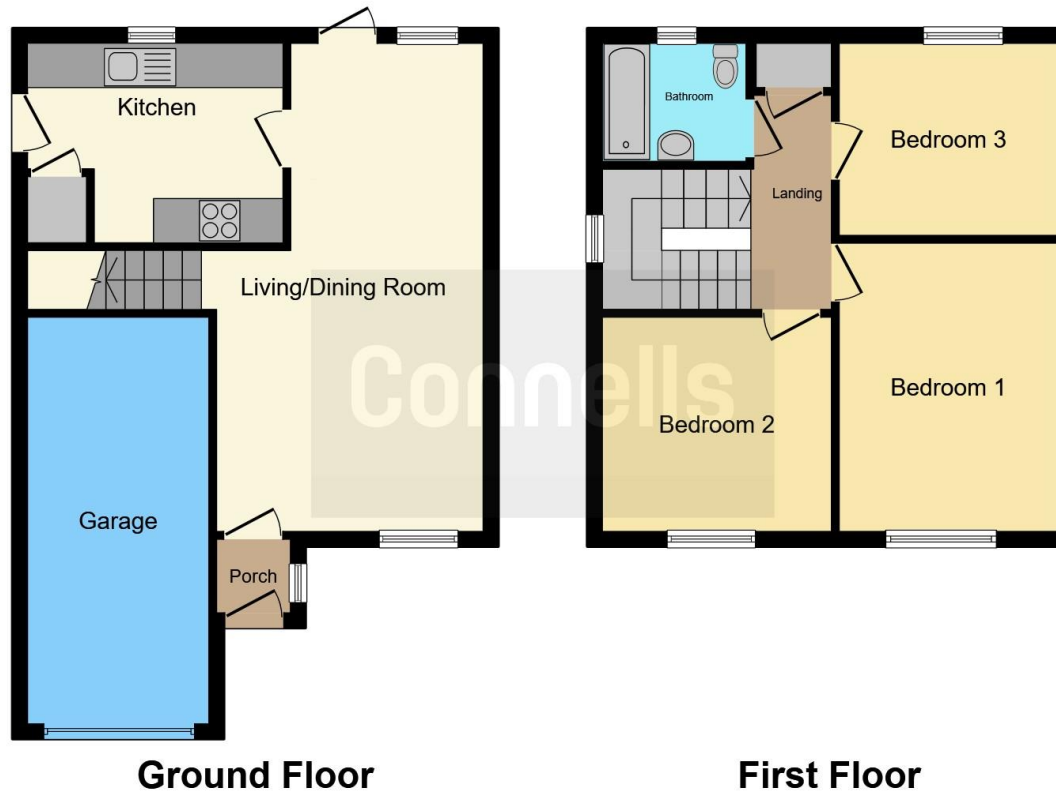
Agents Note

Please note the solar panels are leased. Contact us for further information.









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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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MKN321215



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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