



**Connells**  
connells.co.uk 01908 674 141  
**FOR SALE**

**Connells**

Bramble Avenue  
Conniburrow Milton Keynes



## Property Description

Offered for sale by the Modern Method of Auction, Connells Estate Agents are pleased to bring to the market this two bedroom end of terraced property located in Conniburrow, which provides excellent access into the centre of Milton Keynes and all of its amenities.

Property comprises: entrance hall, lounge/diner, kitchen, landing, two bedrooms and a bathroom. Outside there is an enclosed rear garden and parking for two vehicles.

Please see the full range of photography and also the floorplan for an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto: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.

## Entrance Hall

Double glazed door to the front, understairs cupboard.

## Lounge/Diner

Double glazed window and double glazed door to the rear, wall mounted radiator, T/V & telephone points.

## Kitchen

Double glazed window to the front, eye base units, worksurfaces, stainless steel sink drainer, part tiled, space for fridge/freezer, washing machine, gas cooker, cooker hood over, central heating boiler, wall mounted radiator.

## Bedroom 1

Double glazed window to the rear, airing cupboard, wall mounted radiator.

## Bedroom 2

Double glazed window to the front, wall mounted radiator.

## Bathroom

Double glazed window to the front, bath with mixer taps and shower over, w/c, wash hand basin, fully tiled, wall mounted radiator.

## Front Garden

Parking for two vehicles.

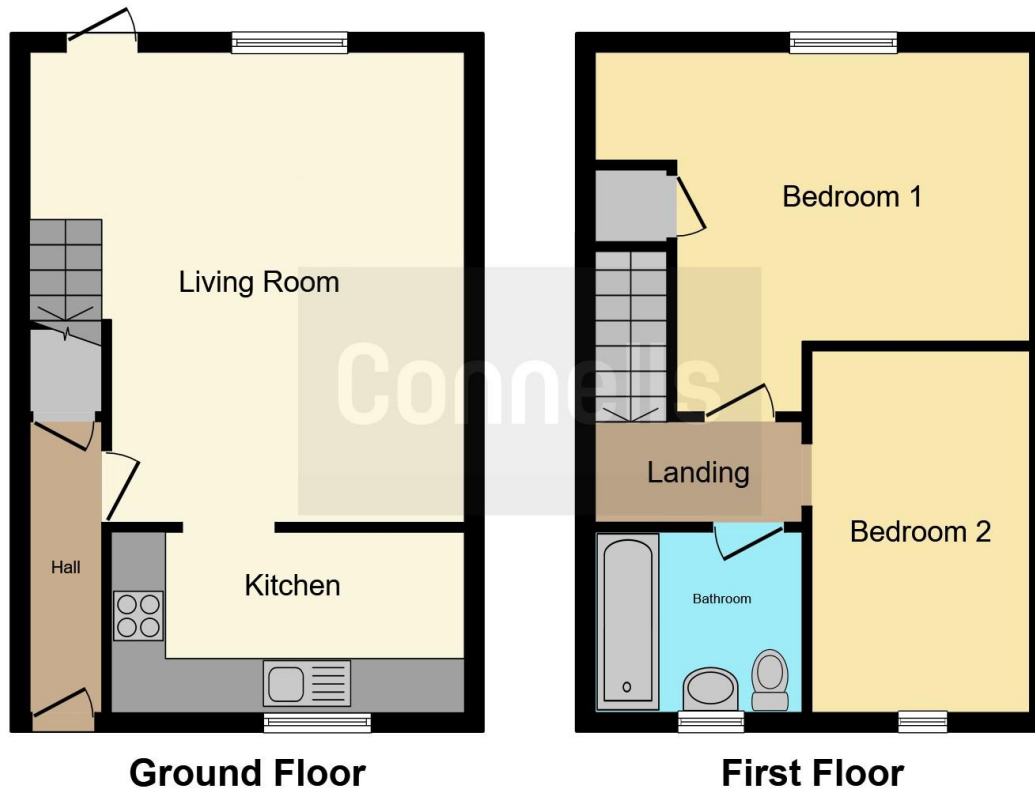
## Rear Garden

Enclosed by a timber fence, laid to Lawn, patio area, gated access to the rear, shed.









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)

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN321337](http://connells.co.uk/Property/MKN321337)**



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.

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