



Connells

Horsefair Green
Stony Stratford Milton Keynes

Horsefair Green Stony Stratford Milton Keynes MK11 1JW

for sale guide price
£320,000



Property Description

FOR SALE BY MODERN METHOD OF AUCTION:

This individual, charming character filled home is ideally situated overlooking Horsefair Green and in close proximity to Stony Stratford Town Centre. Offering three reception rooms, along with three good sized bedrooms, a kitchen, an upstairs bathroom and a separate upstairs cloakroom. Benefits include gas to radiator heating and double glazed sash windows, the property has retained pockets of character including fireplaces, exposed floorboards and double glazed sash windows.

Stony Stratford provides a vibrant high street offering numerous independent shops, pubs and restaurants. With easy links to Milton Keynes, Northampton and further afield London.

This charming character property offers a perfect base for first time buyers and investors alike.

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

Via wooden front door to;

Reception Room

Victorian style fireplace with quarry tiled hearth and wooden mantle. UPVC Doubled Glazed Sash window with views of Horsefair Green to front aspect. Wooden flooring. Fitted meter cupboard. Radiator. Stairs rising to first floor. TV aerial point. Telephone point.

Kitchen

Fitted kitchen comprising single bowl and single drainer stainless steel sink unit with cupboards under. Further base and high level units with complementary work surface areas and tiled splash areas. Built in 'Ignis' electric oven and gas hob with fitted cooker fan over. Plumbing for washing machine. Wall mounted gas fired boiler. Double glazed window to rear aspect. Radiator. TV aerial point. Telephone point. Part double glazed door to rear. Door to;

Dining Room

Ceramic tiled fireplace with matching hearth and mantle. UPVC Doubled Glazed Sash window to side aspect. Built in storage cupboards. Exposed floor boards. Radiator. TV aerial point. Door to;

Sitting Room

UPVC Doubled Glazed Sash window with views of Horsefair Green to front aspect. Victorian style fireplace with quarry tiled hearth and wooden mantle. Exposed floorboards. Further sash window to side aspect. Radiator. TV aerial point. Telephone point.

First Floor Landing

Access to loft space. Doors off:

Bedroom One

UPVC Doubled Glazed Sash window overlooking Horsefair Green to front aspect. Fireplace. Radiator. TV aerial point. Telephone point.

Bedroom Two

UPVC Doubled Glazed Sash window overlooking Horsefair Green to front aspect. Radiator. TV aerial point. Further sash window to side aspect.

Bedroom Three

UPVC Doubled Glazed Sash window to side aspect. Radiator. TV aerial point. Telephone point.

Bathroom

White suite comprising pedestal hand wash basin, low flush wc and paneled bath with fitted 'Mira' shower unit and screen. Tiled to water sensitive areas. Double glazed frosted window. Radiator. Built in storage cupboard. Extractor fan.

Upstairs Cloakroom

White suite comprising wall mounted hand wash basin and low flush wc. Tiled splash back. Extractor fan.

Outside

Shared access to outbuilding and gate





To view this property please contact Connells on

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MILTON KEYNES MK11 1AH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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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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