



Connells

Westfield Road
Bletchley Milton Keynes



Property Description

Connells are delighted to offer to market this unique four bedroom detached property nestled on Westfield Road in the heart of Bletchley. This property benefits from ample living space making for the perfect family home, alternatively, this property can be purchased as an investment purchase as the current owner has the property laid out as three self-contained dwellings offering opportunity to expand your portfolio.

Accommodation comprises entrance hall, living room, dining room/Bedroom Four, kitchen/breakfast room and bathroom all located on the ground floor. To the first floor there is a bedroom, kitchen and bathroom located towards the rear of the property making up one of the self contained units, there is also an extra living space with a shower room and stairs leading to another bedroom making up another of the self contained units. There is also an additional bedroom situated on the first floor.

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 to property into a porch

Hall

Leading on from the porch is a hallway with stairs to the first floor and entrances to dining room, living room and kitchen.

Living Room

12' 8" x 12' (3.86m x 3.66m)
Bay window to front aspect and radiator, fire place

Dining Room

12' x 11' 6" (3.66m x 3.51m)
Radiator, fire place and window rear aspect

Kitchen

22' 8" x 11' 3" (6.91m x 3.43m)
Large kitchen with two side aspect window stainless steel sink and

radiator

Bathroom

6' 3" x 10' 5" (1.91m x 3.17m)
Bathroom includes a handbasin, toilet, bath and shower window to side aspect

Kitchen/Main Bedroom

6' 3" x 18' 4" (1.91m x 5.59m)
Front aspect window and front aspect bay window- kitchen area and access to ensuite shower room, radiator

Bedroom Two

11' 11" x 11' 7" (3.63m x 3.53m)
Rear aspect window, fireplace and radiator

Bedroom Three

10' 3" x 10' 2" (3.12m x 3.10m)
Radiator and rear aspect window

Bedroom Four

7' 9" x 10' 11" (2.36m x 3.33m)

Kitchen

7' 2" x 10' 1" (2.18m x 3.07m)
Stainless steel sink, side aspect window

Attic Room

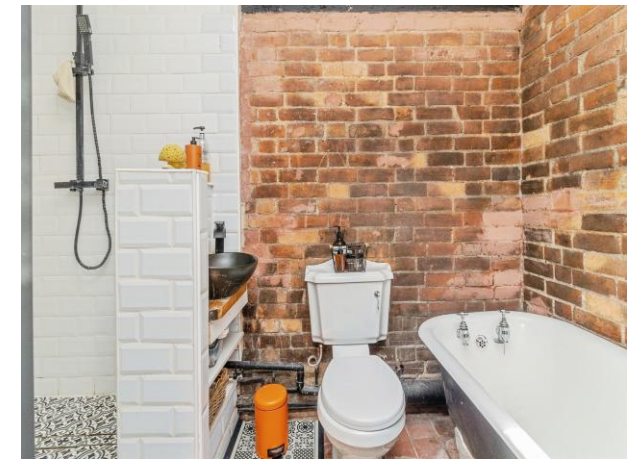
10' 11" x 18' 8" (3.33m x 5.69m)
Attic converted bedroom





Total floor area 167.3 m² (1,801 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



To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: D

view this property online connells.co.uk/Property/BLE311971

Tenure: Freehold



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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