



Connells

Blenheim Avenue
Stony Stratford Milton Keynes



Property Description

Three-Bedroom Semi-Detached Home -
Stony Stratford

Situated in a desirable location close to the historic market town of Stony Stratford, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create a wonderful family home. With generous living space and significant potential for updating or extending (subject to the necessary planning permissions), the property is ideal for those looking to add their own style and value.

The accommodation upstairs comprises two well-proportioned double bedrooms, a third single bedroom, and a family bathroom. Downstairs, the property offers a comfortable sitting room and a spacious kitchen diner ideal for family meals and entertaining.

Externally, the property benefits from off-street parking via a driveway to the front. To the rear is a larger-than-average garden, offering fantastic outdoor space along with an extended-length garage, providing additional storage or workshop potential.

Requiring some modernisation, this property presents a fantastic opportunity to update, maximise the existing layout, or potentially extend (subject to planning), making it an ideal purchase for families, investors, or those looking to create a long-term home in a popular and well-connected location.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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 Porch

Door to front and internal door to accommodation.

Entrance Hall

Stairs raising to first floor and doors to accommodation, Storage Cupboard.

Lounge

14' 1" x 10' 7" (4.29m x 3.23m)

Large window to front aspect. Additional window to hall and double doors leading through into kitchen / diner. Fireplace.

Kitchen / Diner

16' 7" x 8' 9" (5.05m x 2.67m)

Window to rear garden and door to side and rear. Range of wall and base units, stainless steel sink and space for appliances.

Landing

Window to side. Access to loft.

Bedroom 1

11' 8" x 11' 4" (3.56m x 3.45m)

Window to front aspect.

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)

Window to rear aspect.

Bedroom 3

6' 5" x 6' 5" (1.96m x 1.96m)

Window to front aspect.

Outside

Rear Garden

Larger than average rear garden, mainly laid to patio.

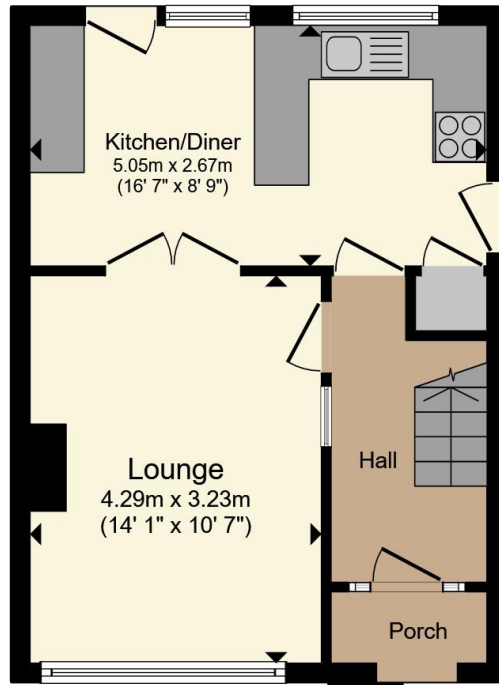
Garage

Up and over door to front and side door.

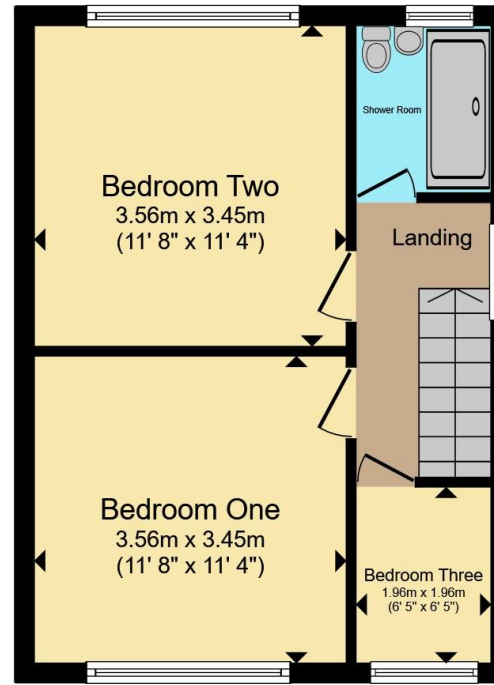








Ground Floor



First Floor

Total floor area 71.4 m² (768 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: D Council Tax
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/SSD307731](https://www.connells.co.uk/Property/SSD307731)



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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