



**Bekonscot Court, Giffard Park, Milton Keynes, MK14 5QS**

**welcome to**

## **Bekonscot Court, Giffard Park, Milton Keynes**

Set within a peaceful and well-maintained over-55's development in the highly desirable area of Giffard Park, this charming two-bedroom bungalow offers comfortable, low-maintenance living in a friendly community environment.

### **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 Hall**

Double-glazed door to the front, Radiator, storage cupboard housing gas boiler, lino flooring and loft access.

### **Lounge**

Electric fireplace, high ceiling, 2 double-glazed windows to the rear. Double-glazed door to the side, Radiator.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with drainer and space for a cooker. Space for a washing machine, a dishwasher and a fridge/freezer. Lino flooring and double-glazed window to the side. Double-glazed door to the rear. White goods to remain.

### **Conservatory**

Conservatory of glass and metal construction leading to patio area.

### **Bedroom One**

Built-in wardrobes providing hanging space and storage, radiator and double-glazed door to rear and window to the side.

### **Bedroom Two**

Built-in wardrobe providing hanging space and storage, radiator and lino flooring. This room can be used as a dining room. Double-glazed window to the front.

### **Bathroom**

Partly tiled with wash hand basin, low-level WC and bath with shower over. Extractor fan and double-glazed obscured window to the front, radiator.

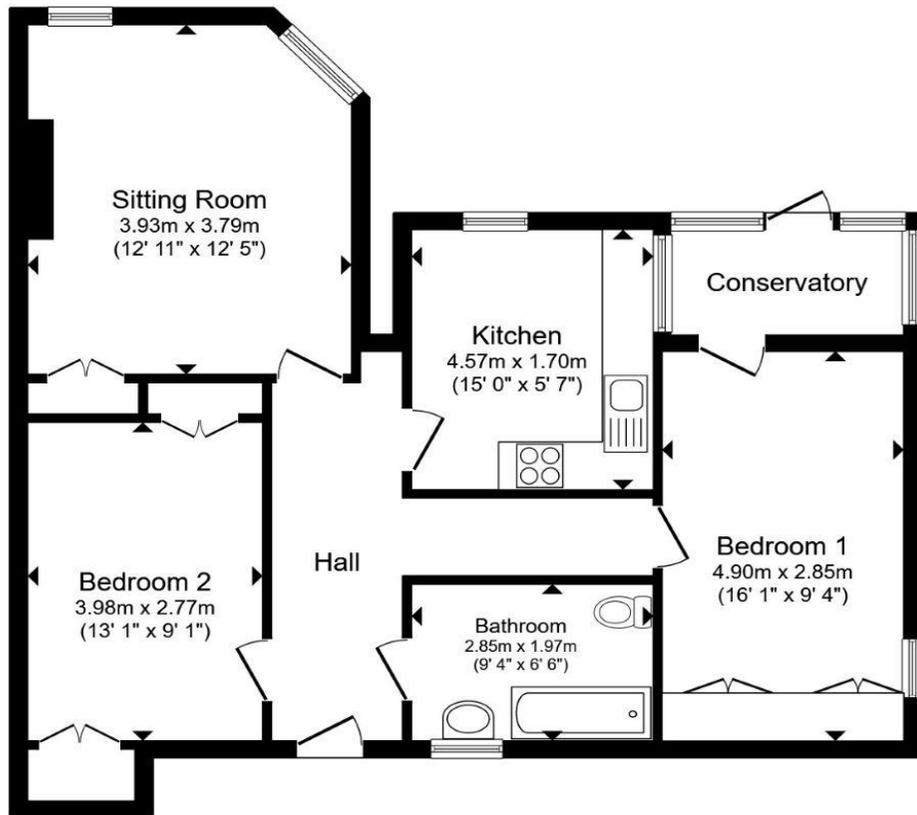
### **Outside**

#### **Front Garden**

Small lawned area with a path leading to the front door.

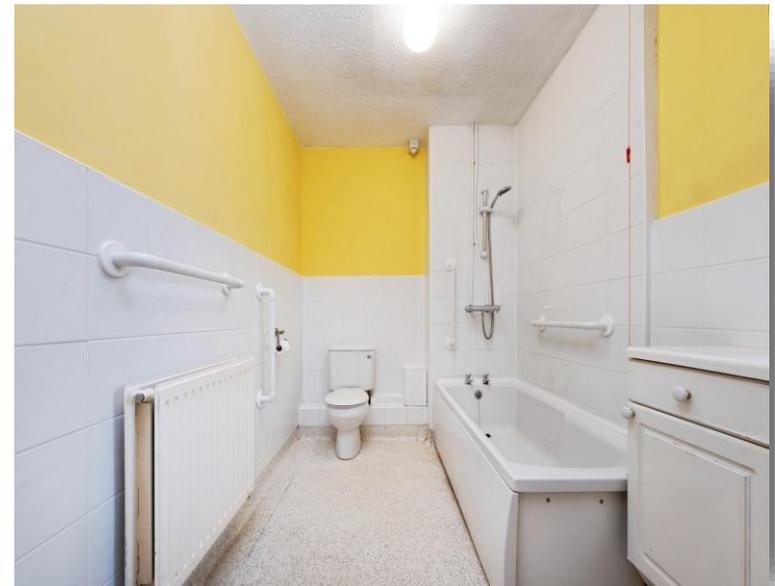
#### **Rear Garden**

Enclosed by a fence and brick wall is a small paved area. Leads out onto the communal path.



Total floor area 75.5 m<sup>2</sup> (812 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](http://www.propertybox.io)



**welcome to**  
**Bekonscot Court,**  
**Giffard Park, Milton Keynes**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LOCATED IN A QUIET OVER 55'S DEVELOPMENT
- TWO WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price  
**£185,000**



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Property Ref:  
NPL107955 - 0009

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