

10 Akerman Close, Milton Keynes, MK12 6AA



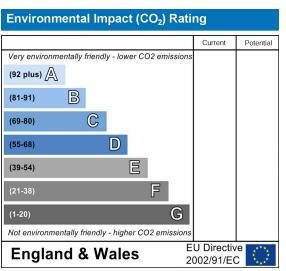
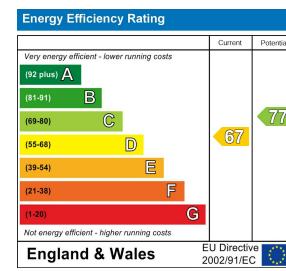
Not to scale. For illustrative purposes only



**For Auction, Guide Price £140,000+**

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 18TH FEBRUARY 1PM \*\* GUIDE PRICE £140,000+ \*\*  
VIEWINGS BY APPT SATURDAY 24TH JANUARY 2.30PM TO 3.30 PM, SATURDAY 7TH FEBRUARY 10:00 AM TO 11:00 AM & SATURDAY 14TH FEBRUARY 11:00 AM TO 11:30 AM \*\* This three-bedroom semi-detached home is offered for sale by auction with vacant possession and represents an excellent full refurbishment opportunity. Situated in the popular Greenleys area, just a few miles from Milton Keynes Central, the property occupies a larger-than-average L-shaped plot which may offer significant potential for extension or even the creation of an additional dwelling, subject to the necessary planning permissions. The accommodation comprises an entrance hall, ground-floor cloakroom, lounge, kitchen, three bedrooms and a family bathroom. Externally, the property benefits from a substantial rear garden, along with a generous side area featuring a garage converted to a store room and hardstanding. A fantastic opportunity for investors, developers or owner-occupiers seeking a renovation project with added development potential (STPP)

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# 10 Akerman Close, Greenleys, Milton Keynes, MK12 6AA

## ACCOMODATION

### ENTRANCE HALL

Door to cloakroom, doorway to lounge

### CLOAKROOM

With sink & WC

### LOUNGE

17'8 x 11'6

Windows to front, windows and french doors to rear, stairs to 1st floor



### BEDROOM TWO

8'10 x 8'3

Window to rear, integrated cupboard



### BEDROOM THREE

L SHAPED 8'6 X 5'3 WIDENING TO 8'3

Window to front

### BATHROOM

6'3 x 6'0

Window to front, bath, sink & WC



### KITCHEN

12'8 x 9'9

Window and door to rear, fitted worktops with single sink unit



### LANDING

Cupboard housing boiler, door to

### BEDROOM ONE

11'2 x 9'10

Window to rear

## OUTSIDE



### GARDENS

Larger than average L-Shaped garden to rear & side with shed and gated side access



### STORAGE SHED/OFFICE ROOM

17'4 x 9'0

Former garage with window to front and french doors to garden



## PARKING

There is hardstanding to the front of the property, but the absence of a dropped curb must be noted, please refer to the legal pack for any further information on access or rights for off street parking.

## SERVICES

No appliances or services have been tested

## COUNCIL TAX

Band B, Milton Keynes council

## PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £4200 (£3500 plus vat)

## HOW TO GET THERE

From the M1 southbound, take the M1 Junction 14 exit for Milton Keynes/Central Milton Keynes and follow the A509 (Portway) west into the city. Continue along the A509 through the main roundabouts, then turn right onto Watling Street (A5) and follow signs towards Wolverton/Greenleys. From there, use local roads such as Oxman Lane/Ardwell Lane/Field Lane to reach Akerman Close in Greenleys (postcode MK12 6AA)

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