



**Connells**

Clarence Road  
Stony Stratford Milton Keynes



## Property Description

Situated in the ever so popular location of stony stratford, this three-bedroom home presents an excellent opportunity for buyers looking to take on a renovation project and create a property tailored to their own style and requirements.

The accommodation comprises a spacious living room opening through to a separate dining area, creating a versatile living space ideal for everyday family life. The kitchen provides access to the ground floor bathroom and the enclosed rear garden. Upstairs offers three well-proportioned bedrooms.

While the property would benefit from modernisation throughout, it offers fantastic potential for first-time buyers, investors or those looking for their next refurbishment project. Outside, the property enjoys an enclosed rear garden, providing a great space to enhance and enjoy.

## 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.

## Living Room

A good-sized reception room with an opening through to the dining room, creating a bright and flexible living space.

## Dining Room

Situated off the living room, offering ample

space for family dining or entertaining with access towards the kitchen.

## Kitchen

Fitted with a range of units and providing access to the rear garden and the ground floor bathroom. Offers excellent scope for refurbishment.

## Bathroom

Located downstairs off the kitchen and fitted with a bath, wash hand basin and WC.

## Bedroom One

A spacious double bedroom with plenty of potential to modernise.

## Bedroom Two

A well-proportioned second bedroom suitable as a double or generous single room.

## Bedroom Three

A comfortable third bedroom, ideal as a child's bedroom, home office or guest room.

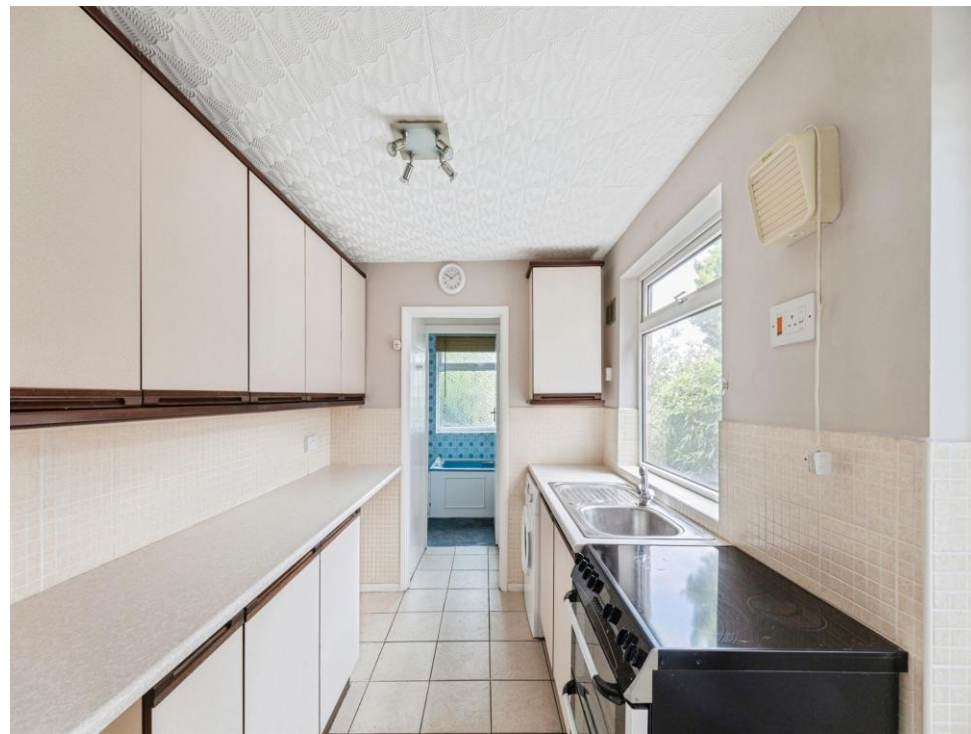
## Rear Garden

An enclosed rear garden offering good sized outdoor space and excellent potential to landscape or redesign.

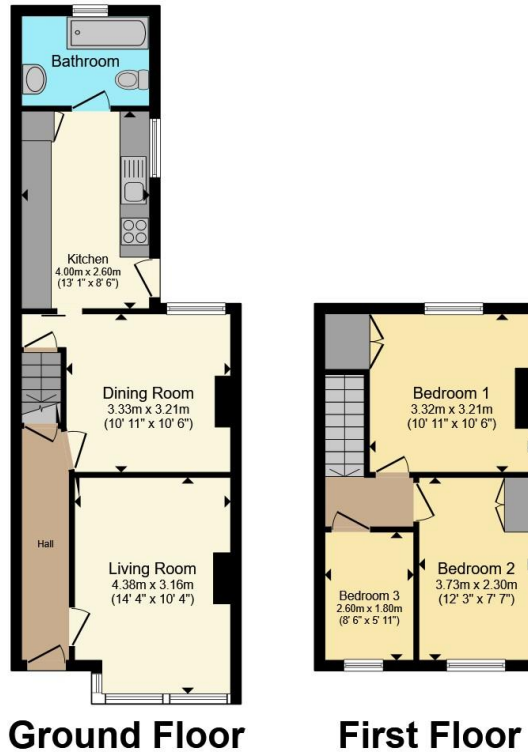
## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









Total floor area 76.7 m<sup>2</sup> (826 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)



To view this property please contact Connells on

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EPC Rating:  
 Awaited

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.

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