



Connells

Lovatt Drive
Bletchley Milton Keynes



Property Description

NO ONWARD CHAIN!!! This three bedroom semi detached is situated in the popular area of West Bletchley and is offered for sale with no onward chain. The property boasts two reception areas, three double bedrooms, large storage room, and much more. In brief to comprise of entrance hall, living room, dining room, kitchen, side lobby, storage room, three bedrooms, shower room, driveway, front and rear gardens. CALL CONNELLS TODAY TO BOOK A VIEWING.

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.

Outside Rain Porch

Entrance Hall

Double glazed door to front aspect, two double glazed windows to front aspect, under stair storage, door to living room, door to kitchen and stairs to first floor.

Living Room

Double glazed window to front aspect, radiator, and walk through to dining room.

Dining Room

Double glazed window to rear aspect, radiator, and walk through to kitchen.

Kitchen

A fitted kitchen to comprise of low and high level units with work surface over and part tiled, sink drainer unit, wall mounted boiler, space and plumbing for washing machine, space for fridge freezer, space for cooker, double glazed window to rear aspect,

Side Lobby/Storage Room

Double glazed door to lobby and door to rear garden, window to front aspect.

First Floor Landing

Double glazed window to side aspect, cupboard, doors to all bedrooms, and family bathroom, loft access.

Bedroom One

Double glazed window to front aspect, radiator and cupboard

Bedroom Two

Double glazed window to rear aspect, radiator and cupboard.

Bedroom Three

Double glazed window to front aspect, and radiator.

Wet Room

Low level wc, wash hand basin, radiator, and double glazed window to rear aspect.

Outside

Driveway

Driveway for two cars.

Front Garden

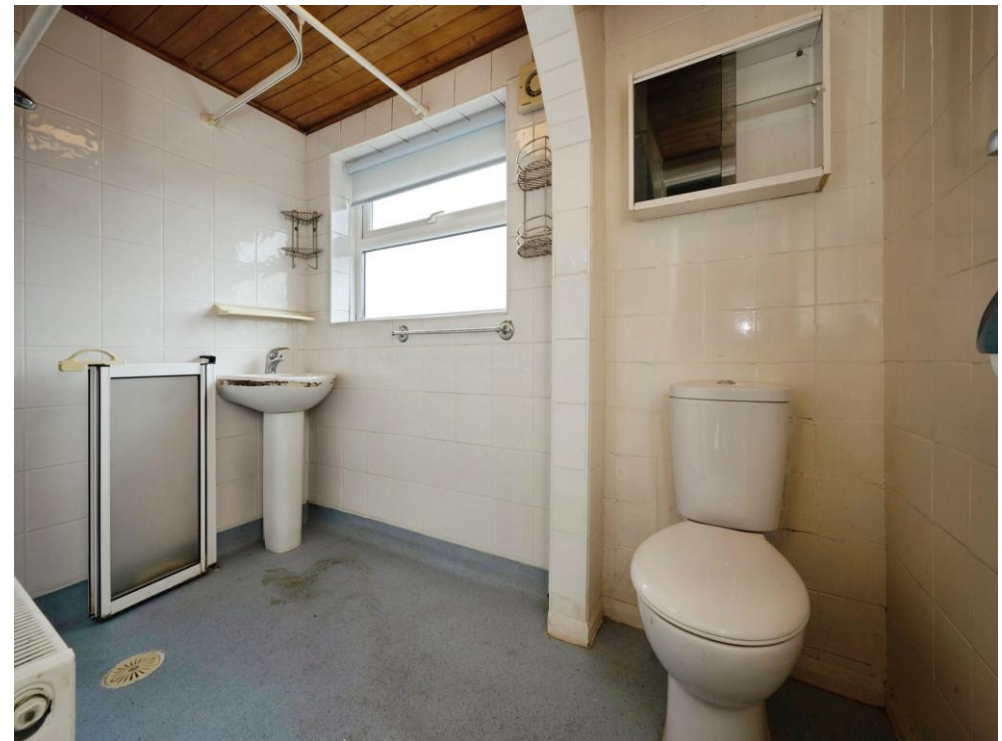
Mainly Laid to lawn,

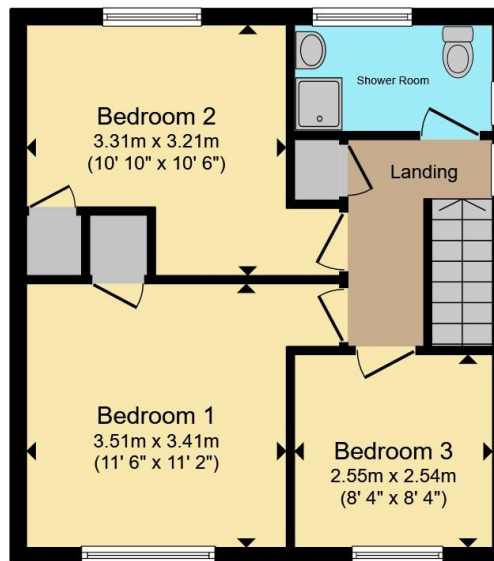
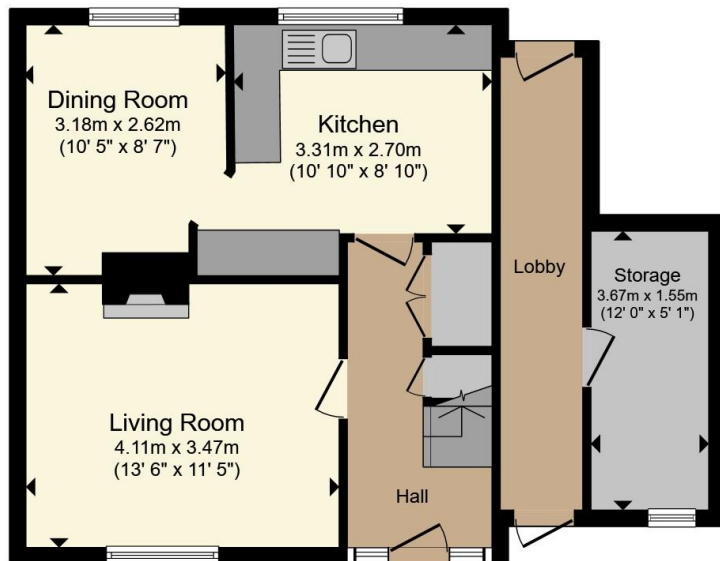
Rear Garden

Wooden panel fence surround, mainly laid to lawn, patio area, shrub borders, wooden panel fence surround, and timber built shed

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 97.1 m² (1,046 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

Connells



To view this property please contact Connells on

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MILTON KEYNES MK2 2SW

EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/BLE312186

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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