

Connells

Sandown Court
Bletchley Milton Keynes

Sandown Court
Bletchley Milton Keynes MK3 5LZ

for sale guide price
£240,000







Property Description

NO UPPER CHAIN

Situated in a quiet cul-de-sac location, this well-presented three-bedroom family home offers practical accommodation throughout and represents an ideal opportunity for first-time buyers, growing families, or investors alike.

The ground floor comprises an entrance hall leading to a spacious lounge, creating a comfortable space to relax and unwind. To the rear, the fitted kitchen opens into a dedicated dining area, providing an excellent setting for everyday family life and entertaining guests.

Upstairs, the property benefits from three bedrooms, including two generous doubles and a further single bedroom, ideal as a nursery, home office or dressing room. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a low-maintenance rear garden and the added benefit of covered parking, offering convenience and protection from the elements throughout the year.

Ideally positioned close to local schools, amenities, transport links and Bletchley town centre, the property offers excellent access to Milton Keynes and surrounding areas.
Early viewing is highly recommended.

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.

Hallway

Door to front.

Lounge

Double glazed window to front aspect. Radiator.

Dining Room

Double glazed window to rear aspect. Understairs cupboard. Radiator.

Kitchen

Fitted kitchen comprising of wall and base units and complimentary worktop. Undercounter appliances. Oven and hob. Double glazed window to rear. Door to rear.

Bedroom One

Double glazed window to front aspect.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to front.

Bathroom

Three piece suite comprising paneled bath, WC and sink. Fully tiled.

Outside

Front Garden

Comprising path to front door and established bushes.

Parking

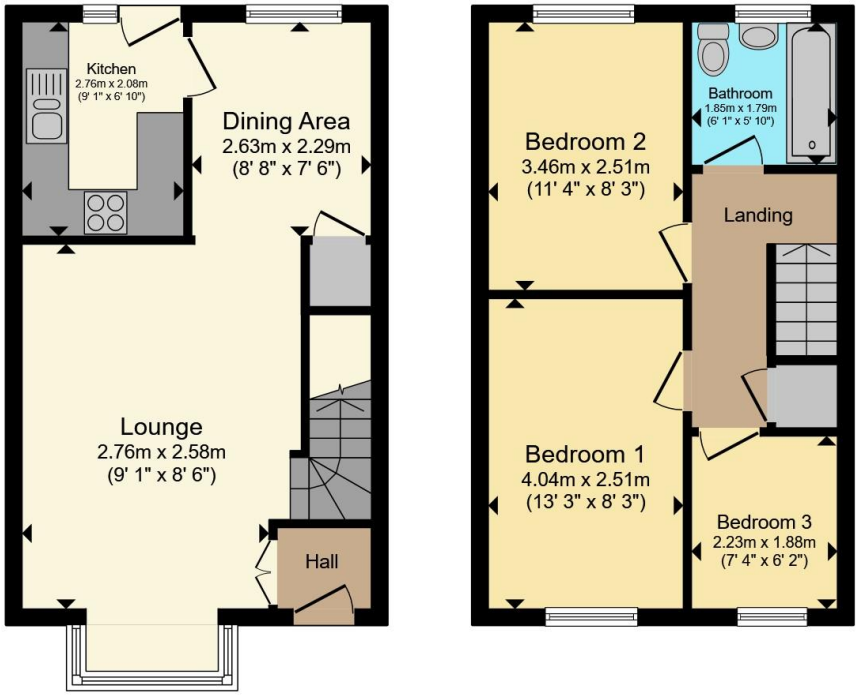
Allocated parking under car-port

Rear Garden

Enclosed garden with rear access. Tiered garden comprising gravel and patio. Timber shed.







Ground Floor **First Floor**





Total floor area 69.2 m² (745 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

T 01908 375 241
E bletchley@connells.co.uk

188 Queensway Bletchley
MILTON KEYNES MK2 2SW

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/BLE312312

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.