

for sale

guide price **£265,000** Freehold



Bradvue Crescent Bradville Milton Keynes MK13 7AH

*** CHARACTERFUL THREE BEDROOM HOME *** A short distance away from Central Milton Keynes and the mainline railway station, this wonderful three-bedroom home boasts separate reception areas and an established rear garden.



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Property Details

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.

The Area

Bradville is conveniently located for excellent access into Milton Keynes town centre. Centre:MK is home to a wide range of well-known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area which in particular is within a short distance of Bradville. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a close distance making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradville is well served with two very good primary schools. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. Bradville also has its own local shops.

Entrance Hall

Door to front aspect with stairs leading to the first floor and door to dining area.

Dining Room 14' 5" x 9' 10" (4.39m x 3.00m)

Window and patio doors to rear. Opening to kitchen and living room.

Living Room 10' 6" x 10' 6" (3.20m x 3.20m)

Window to front aspect.

Kitchen 12' 6" x 6' 7" (3.81m x 2.01m)

Window to rear aspect. Kitchen with a range of wall and base level units, worksurfaces, sink and space for fridge freezer. Integrated oven and gas hob with cooker hood over.

Landing

Doors to all upstairs rooms.

Bedroom 1 11' 10" x 10' 6" (3.61m x 3.20m)

Window to front aspect and radiator.

Bedroom 2 11' 10" x 9' 10" (3.61m x 3.00m)

Window to rear and radiator.

Bedroom 3 9' 2" x 6' 7" (2.79m x 2.01m)

Window to rear and radiator.

Bathroom

Window to side aspect and suite comprising of a low level WC, wash hand basin and bath.



To view this property please contact Connells on

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MILTON KEYNES MK9 2AD

Property Ref: MKN321233 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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