

Connells

Quince Close
Walnut Tree Milton Keynes

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Walnut Tree Milton Keynes MK7 7BZ

for sale guide price
£320,000







Property Description

Located within the ever-popular Quince Close, Walnut Tree, this three-bedroom end of terrace property presents an excellent opportunity for first-time buyers, families and investors alike, and is offered to the market with no upper chain.

The accommodation begins with an entrance hall, providing access to a convenient downstairs WC and the principal ground floor rooms. The dual-aspect lounge features dual apsect French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen offers a range of fitted units and ample workspace.

To the first floor, the primary bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by the family bathroom.

Externally, the property enjoys a private rear garden and allocated parking for one vehicle.

Positioned within a highly sought-after residential location, Walnut Tree offers excellent access to local amenities, well-regarded schools, parkland and transport links, including Central Milton Keynes and the M1 motorway.

An early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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.

Downstairs

Entrance Hall

Wooden flooring, wall mounted radiator, stairs rising to first floor, large storage cupboard.

Downstairs Wc

Low level WC, pedestal wash hand basin, wall mounted towel radiator, vinyl flooring.

Kitchen

Variety of wall and base units, electric double oven, four ring gas hob with electric cooker hood over, tiled splash backs, sink & drainer, plumbing for washing machine, double glazed window to front aspect, tiled floor and wall mounted radiator.

Living Room

Dual aspect double glazed French doors to the side of the property and to the garden, wooden flooring, double glazed window to rear aspect and wall mounted radiators.

Upstairs

Landing

Carpeted flooring, wall mounted radiator, loft access and storage cupboard.

Bedroom One

Carpeted flooring, wall mounted radiator, double glazed window to front aspect, ensuite bathroom.

Ensuite To Bedroom One

Three piece suite comprising enclosed shower cubicle, wash hand basin, low level WC, vinyl flooring, wall mounted towel radiator.

Bedroom Two

Carpeted flooring, wall mounted radiator, storage cupboard and double glazed window to rear aspect.

Bedroom Three

Carpeted flooring, wall mounted radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising shower over bath, wash hand basin, low level WC, double glazed window to front aspect, partially tiled around the bath and water sensitive areas, vinyl flooring, wall mounted radiator.

Outside Space

Front Garden

Enclosed by half height timber picket fencing, paved pathway leading to an external storage cupboard, front door and gated side access to the rear garden with small beds either side allowing for a lawn or similar.

Rear Garden

Two tier garden enclosed by brick wall and metal railings for safety. Further enclosed by timber fencing with mature shrubs and trees within the boundary. Paved patio area to the rear with gated access to the front of the property.

Parking

Space for a vehicle directly in front of the property. Space is to the right hand side of the two spaces as you look directly at them.

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 87.3 m² (940 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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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/WNT308431

Tenure: Freehold

The Property Ombudsman

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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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