



**Ferndale, Eaglestone, Milton Keynes, MK6 5AE**

**welcome to**

## **Ferndale, Eaglestone, Milton Keynes**

CHAIN FREE - Situated in the popular residential area of Eaglestone, this well-presented three-bedroom mid-terraced property on Ferndale offers an excellent opportunity for first-time buyers, families, or investors alike.

### **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.

### **Entrance Porch**

Double-glazed door to the front and radiator. Doors to the cloakroom and entrance hall.

### **Cloakroom**

Tiled with a wash hand basin and low-level WC. Double-glazed obscured window to the front.

### **Entrance Hall**

Door to the entrance porch, stairs to the first floor and under stairs storage.

### **Lounge/Diner**

TV point, wood flooring, 2 radiators and double-glazed window to the front. Double-glazed double doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work top over, 1.5 bowl stainless steel sink with drainer, extractor fan and space for a cooker. Space for a washing machine and a fridge/freezer. Breakfast bar and radiator. Double-glazed Patio doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, wood flooring, ceiling fan, radiator and single-glazed window to the rear.

### **Bedroom Two**

Wood flooring, radiator and single-glazed window to the rear.

### **Bedroom Three**

Built-in storage cupboards, wood flooring, radiator and single-glazed window to the front.

### **Bathroom**

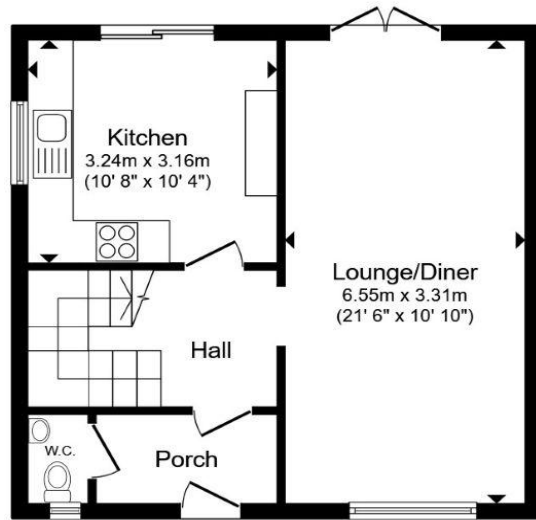
Fully Tiled with a wash hand basin, low-level WC and a 'P' shaped bath with shower screen and shower over. Heated towel rail and single-glazed obscured window to the front.

### **Outside Garage**

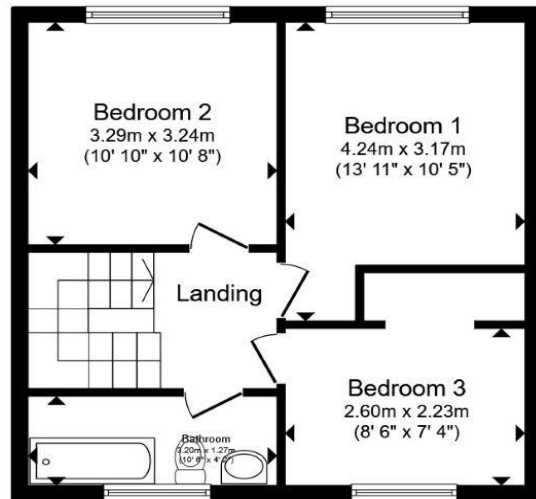
Garage with parking in front.

### **Rear Garden**

Enclosed by fencing with gated access the garden is laid to lawn with a small gravel area, shrub borders and a shed.



**Ground Floor**



**First Floor**

Total floor area 86.2 m<sup>2</sup> (928 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)



**welcome to**  
**Ferndale,**  
**Eaglestone, Milton Keynes**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE-BEDROOM MID-TERRACE
- CHAIN FREE

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

guide price  
**£270,000**



**view this property online** [browndmerry.co.uk/Property/NPL108132](https://www.browndmerry.co.uk/Property/NPL108132)



Property Ref:  
NPL108132 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 611242**



[newportpagnell@browndmerry.co.uk](mailto:newportpagnell@browndmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[browndmerry.co.uk](https://www.browndmerry.co.uk)**