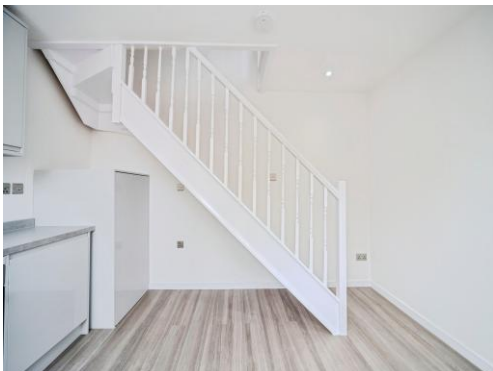




Connells

Windsor Street
Wolverton Milton Keynes



Property Description

This beautifully presented one bedroom detached home in Wolverton offers a fantastic opportunity for first time buyers and investors alike. Recently fully refurbished throughout, the property has been finished to a high standard, providing a modern and stylish living space that is ready to move straight into. With brand new appliances and multi colour changing lighting throughout, including cool white, warm white and natural white - controlled from the wall switch

Situated in the heart of wolverton, the property enjoys excellent transport links, including close proximity to wolverton train station, offering direct routes to London and beyond. Local amenities, shops, and green spaces are all within easy reach, making this an ideal location for convenience and lifestyle.

This freehold property represents a superb investment opportunity with strong rental potential, as well as an ideal first step onto the property ladder.

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.

Kitchen/Lounge

A bright and welcoming open plan space, featuring LVT flooring and ceiling spotlights throughout. The entrance opens directly onto the kitchen and living area, creating a modern and sociable layout. A large double window to the front aspect allows plenty of natural light, with a radiator positioned to the front also.

Newly carpeted staircase ascending to the first floor accommodation.

Brand new, sleek and modern kitchen fitted with a range of contemporary wall and base units, including a built in oven and hob and the benefit of a built in washing machine. Brand new appliances all under warranty for 3 years. A window to the side aspect provides additional natural light, enhancing the bright and airy feel of the space.

Bedroom

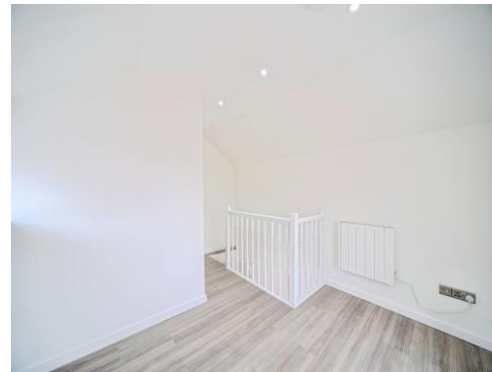
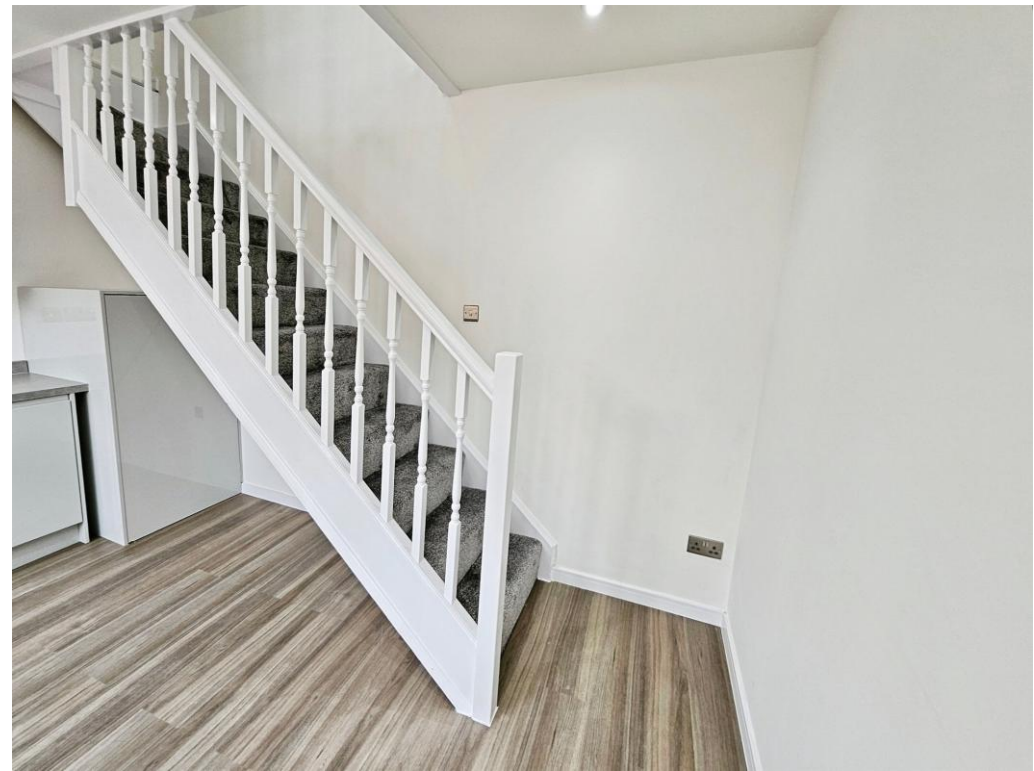
A well sized double bedroom with LVT flooring, a window to the side aspect, and a radiator. The room offers a comfortable and well presented space with access to the bathroom.

Shower Room

A very modern and stylish en suite shower room, finished with tiled walls and high quality fittings. comprising a shower, wash hand basin with a multi colour changing lighting mirror, WC and extractor fan.

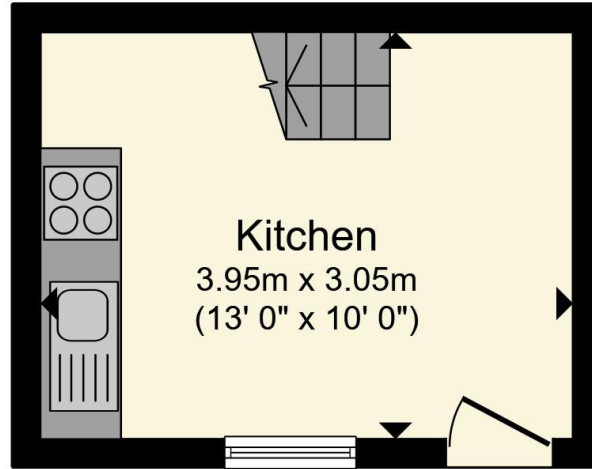
Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

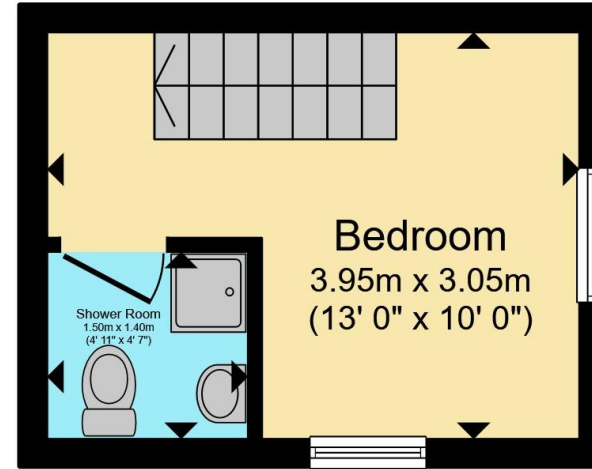








Ground Floor



First Floor

Total floor area 24.1 m² (259 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

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To view this property please contact Connells on

T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307723



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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