



BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT)

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

HOW TO GET THERE

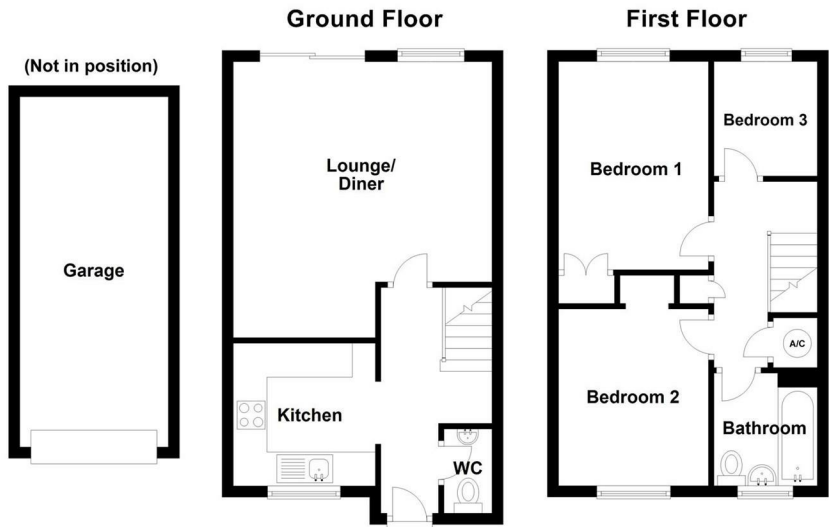
From the town centre turn left off the high street onto the B3588 Yardley Road, turn left at the next roundabout onto Aspreys, follow the road round and take your third turning on your left into Foxhill and then first left again into Talbots Hyde and the property can be found at the bottom of the cul de sac on the right hand side.

PRICE INFORMATION

*Guides are provided as an indication of each seller's

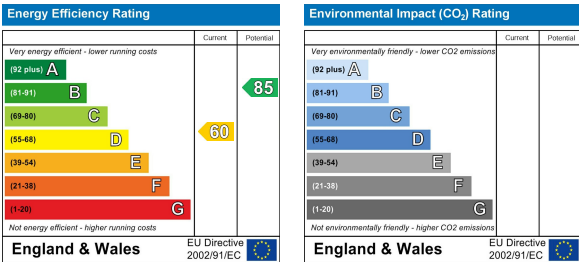
minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

DOIMB24012024/9771



For illustration purposes only - not to scale

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11 Talbots Hyde, Olney, Bucks, MK46 5NP



For Auction Guide Price £250,000 to £275,000

SOLD SUCCESSFULLY WITHIN 28 DAYS BY AUCTION HOUSE BEDS & BUCKS

A modern three-bedroom semi-detached property with a garage situated at the end of a quiet cul de sac in the popular residential area of Olney. The accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner and to the first floor are three bedrooms and a family bathroom. Outside there is a front garden and driveway giving off-road parking leading to the single garage. The rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy.

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ACCOMMODATION

ENTRANCE HALL

Enter via a hardwood front door with obscure glass window, stairs to first floor, under stairs storage cupboard and doors to:-

CLOAKROOM

Comprising WC, wash hand basin and a window to the front.

KITCHEN

8'3 x 8'0

Fitted with a range of base and eye level units with roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, oven, hob and extractor, washing machine, space for fridge/freezer and a UPVC double glazed window to the front.



LOUNGE/DINER

15'6 x 15'1

UPVC double glazed window and patio doors to the rear garden.



FIRST FLOOR

LANDING

Loft access hatch, airing cupboard housing the hot water tank and doors leading to:-

BEDROOM ONE

12'0 x 8'8

UPVC double glazed window to the rear and a built in double wardrobe.



BEDROOM TWO

9'8 x 8'1

UPVC double glazed window to the front and a built in wardrobe.



BEDROOM THREE

6'7 x 6'1

UPVC double glazed window to the rear.



BATHROOM

6'9 x 5'6

Suite comprising WC, wash hand basin, panel bath with shower, curtain and rail, tiled splashbacks, shaver point and UPVC double glazed window with obscure glass to the front.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn with mature bushes and views over the pocket park to the side. There is also a driveway leading to the garage which is attached to the adjacent property. Secure gated access to the side from front to rear.

REAR GARDEN

A block paved patio area with the remainder of the garden mainly laid to lawn with mature bushes and enclosed by brick walling and wood panel fencing. The rear garden faces in a southerly direction and enjoys a sunny aspect and privacy.



SERVICES

Gas, water and electricity are connected. Central heating is through a gas fired warm air boiler.

COUNCIL TAX

Milton Keynes City Council - Band C

For further information on viewing call 01908 030127