

Connells

Shenley Road
Bletchley Milton Keynes

Shenley Road
Bletchley Milton Keynes MK3 7AR

for sale guide price
£300,000







Property Description

NO UPPER CHAIN This extended three-bedroom semi-detached bungalow occupies a generous plot within a popular residential area of West Bletchley. The property is approached via a substantial block-paved driveway providing ample off-road parking and access to a detached garage.

Internally, a welcoming entrance hall provides access to all principal rooms. The accommodation includes a spacious living room which opens through to a separate dining area, creating an excellent space for both everyday living and entertaining.

The fitted kitchen overlooks the rear garden and benefits from access to a useful utility room, while three well-proportioned bedrooms provide flexible accommodation for families, downsizers or those requiring a home office.

The principal bedroom benefits from an extensive range of fitted wardrobes, and the accommodation is completed by a well-appointed shower room.

Outside, the property enjoys a generous and established rear garden offering a high degree of privacy, with plenty of space for keen gardeners, outdoor entertaining or future enhancement subject to any necessary permissions.

Further benefits include double glazing, gas central heating, solar panels and a detached garage/workshop.

Conveniently positioned close to local amenities, schools, transport links and Bletchley town centre, this rarely available bungalow represents an excellent opportunity for buyers seeking spacious single-storey living.

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 Hall

Two storage cupboards and access to

bedrooms, kitchen and living room.

Kitchen

Wall and base units
Radiator
Double glazed window to rear aspect
Door to side aspect

Bathroom

Bath
Hand basin
WC
Heated towel Rail
Double glazed window to side aspect

Living Room

Wall mounted radiator

Dining Area

Double glazed window to rear aspect
Patio doors to side aspect
wall mounted radiator

Bedroom One

Wall mounted radiator
Double glazed window to Front aspect

Bedroom Two

Wall mounted radiator
Double glazed window to front aspect

Bedroom Three

Wall mounted radiator
Double glazed window side aspect

Garage

garage with door to utility room

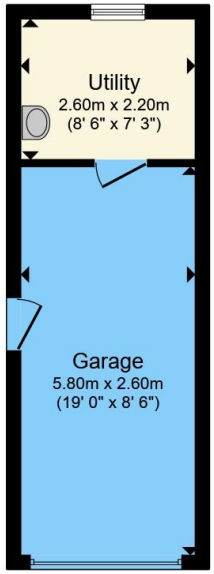
Utility







Floor Plan 1



Outbuilding





Total floor area 105.4 m² (1,134 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

T 01908 375 241
E bletchley@connells.co.uk

188 Queensway Bletchley
MILTON KEYNES MK2 2SW

EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/BLE312253

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.