

Connells

Westbrook End
Newton Longville Milton Keynes

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Newton Longville Milton Keynes MK17 0BX

for sale guide price
£285,000







Property Description

NO ONWARD CHAIN!!! This three bedroom semi detached property is offered to the market in the sought after village of Newton Longville. The property boasts a large rear garden with scope to extend, garage, and outbuilding, two reception rooms, and is offered for sale with no onward chain. In brief to comprise of entrance hall, lounge, dining room, kitchen, family shower room, wc, three bedrooms, garage, driveway, front and rear gardens,. CALL CONNELLS TO VIEW TODAY.

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

Entrance Hall

Door to front aspect, radiator, double glazed window to side aspect, doors to living room , kitchen and stairs to first floor.

Living Room

Double glazed bay window to front aspect , and radiator.

Dining Room

Double glazed sliding doors to rear aspect, and radiator.

Kitchen

A fitted kitchen with a range of low and high level units with work surface over, part tiled, stainless steel sink drainer unit, space and plumbing for washing machine, space for fridge freezer, space for cooker, double glazed window to rear aspect, cupboard under stairs, and double glazed door to side aspect.Radiator.

First Floor Landing

Double glazed window to side aspect, cupboard, loft access, and doors to bedroom, and family bathroom. Radiator.

Bedroom One

Double glazed bay fronted window to front aspect, fitted wardrobes,, and radiator.

Bedroom Two

Double glazed window to rear, and radiator.

Bedroom Three

Double glazed window to front aspect, and radiator.

Family Bathroom

A two piece suite to comprise of shower cubicle, wash hand basin, par tiled, and double glazed window to rear aspect. Radiator.

Wc

A low level wc, and double glazed window to rear aspect.

Outside

Front Garden

Shrubs and buses.

Rear Garden

An established large rear garden, mainly laid to lawn, closed pond, shrub boarders, wooden built shed, vegetable area, and backs out onto fields.

Driveway

Parking for two cars

Garage/Outbuilding

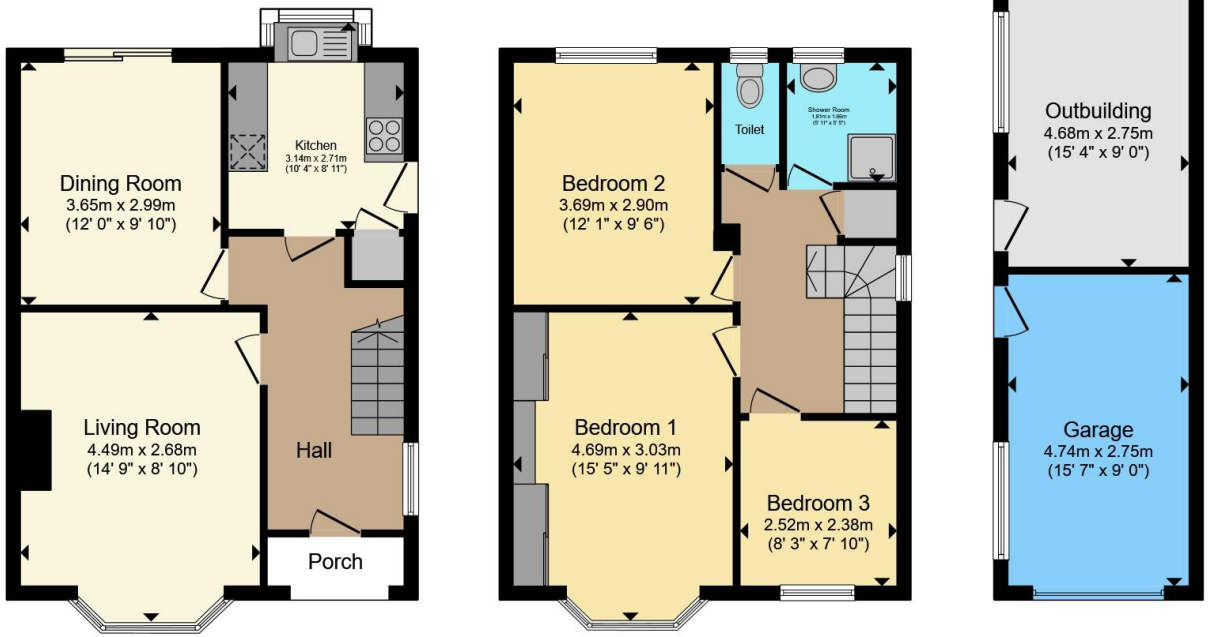
Up and over door, power and light. Courtesy door to outbuilding , power and light.

Amenities

A short walk to the local primary school and local shops.











Total floor area 119.8 m² (1,289 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

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MILTON KEYNES MK2 2SW

EPC Rating: Awaited

Council Tax Band: D

view this property online connells.co.uk/Property/BLE312299

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.

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.