

Connells

Bettina Grove
Bletchley Milton Keynes

Bettina Grove
Bletchley Milton Keynes MK2 3AW

for sale guide price
£250,000







Property Description

Offered to the market with no onward chain is this three bedroom semi-detached property situated within a cul-de-sac in the highly desired area of 'Water Eaton'.

Accommodation comprises entrance porch, living room, dining room, kitchen and conservatory on the ground floor. To the first floor there are three bedrooms and a bathroom. Outside the property benefits from a driveway to the front, a single garage and a low maintenance rear garden.

Bettina Grove is located in the desired area of 'Water Eaton' and offers easy access to transport links including Bletchley train station, the bus station and the A5 and M1 road networks. There are also ample amenities nearby including schools and shops.

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

Two UPVC double-glazed windows to side aspect.

Entrance Hall

Wall mounted radiator. Wall mounted coat rack and shelf above.

Living Room

Electric fireplace. UPVC double-glazed window to front aspect. Wall mounted radiator.

Dining Room

Wall mounted radiator.

Kitchen

A range of wall and base level units. Integrated oven and four ring induction hob. Space for a washing machine, under counter fridge and a slimline dishwasher. UPVC double-glazed window to side aspect. Stainless steel sink and drainer.

Conservatory

UPVC double-glazed windows surround. Door to garden.

First Floor

Landing

Bedroom One

Two built-in wardrobes. UPVC double-glazed window to rear aspect. Wall mounted radiator.

Bedroom Two

UPVC double-glazed window to front aspect and wall mounted radiator.

Bedroom Three

Built-in storage cupboard. UPVC double-glazed window to front aspect. Wall mounted radiator.

Bathroom

WC, wash hand basin vanity unit and bathtub with an attached shower. Heated towel rail. UPVC double-glazed opaque window to side aspect.

Outside

Driveway

Block paved driveway to the front that leads down the side of the property to the garage. Door to access a generous storage cupboard located under the staircase.

Garage

Electric up and over door. Power and lighting.

Rear Garden

Enclosed by timber fencing. Patio. Artificial lawn. Gate to front.



















Total floor area 94.1 m² (1,012 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

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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.

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