



www.jacksongrundy.com

# Long Street Road, Hanslope, Milton Keynes, MK19 7BW

£135,000 - From End of Terrace

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk





## Property Summary

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms and conditions apply.

## Features & Utilities

- ✓ Immediate Exchange of Contracts Available
- ✓ Sold via Secure Sale
- ✓ Brick & Stone Cottage
- ✓ Semi-Detached
- ✓ Two Bedrooms
- ✓ Unattached Outdoor Space
- ✓ Service Road Provides Access to This and Neighbouring Properties
- ✓ Enclosed Lawned Front Garden



# Property Overview

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms and conditions apply. STARTING BID £135,000. An attractive, two bedroom, semi-detached, brick and stone cottage in need of major renovation located within easy access of both Milton Keynes and Northampton. Cash buyers only as unlikely to be mortgage-able. EPC: F Council Tax Band: C

## ENTRANCE PORCH

Double glazed entrance door and window. Door to kitchen.

## KITCHEN 3.23m x 3.45m (10'7 x 11'4)

uPVC double glazed window to front elevation. Single drainer stainless steel sink unit and cupboard under. Understairs storage area. Chimney breast and alcoves.

## LOUNGE 3.12m x 3.12m (10'3 x 10'3)

uPVC double glazed window to front elevation. Chimney breast and alcoves.

## WC 3.07m x 0.91m (10'1 x 3'0)

uPVC obscure double glazed window to rear elevation. Low level WC.

## REAR HALL

Stairs rising to first floor landing. Door to garden.

## FIRST FLOOR LANDING

Access to loft. Offset area with bath.

## BEDROOM ONE 4.17m x 3.10m (13'8 x 10'2)

uPVC double glazed window to front elevation.

## BEDROOM TWO 2.51m x 3.48m (8'3 x 11'5)

uPVC double glazed window to front elevation.

## OUTSIDE

### FRONT GARDEN

A nice, enclosed garden area. Mainly laid to lawn with path leading to front door. Enclosed by hedging and fencing.

### REAR GARDEN

Two separate un-attached areas of garden, accessed from the service road.

## MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable

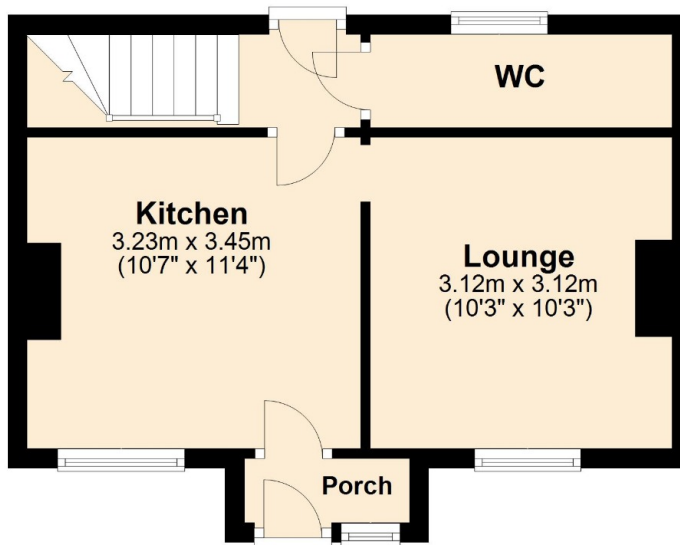
reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

# Floorplan

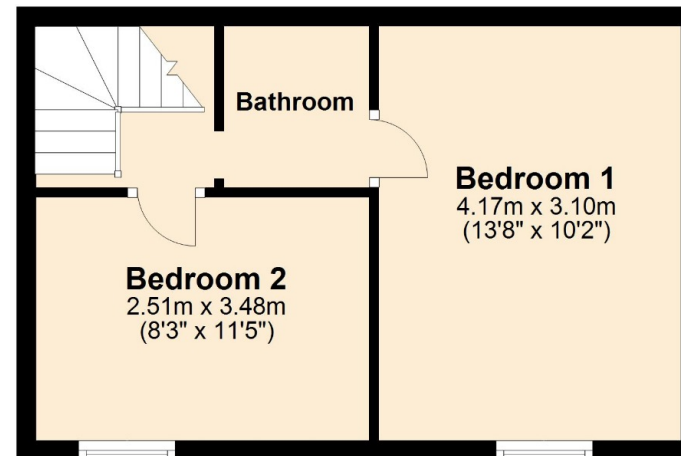
## Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 57.9 sq. metres (622.8 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122  
**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

