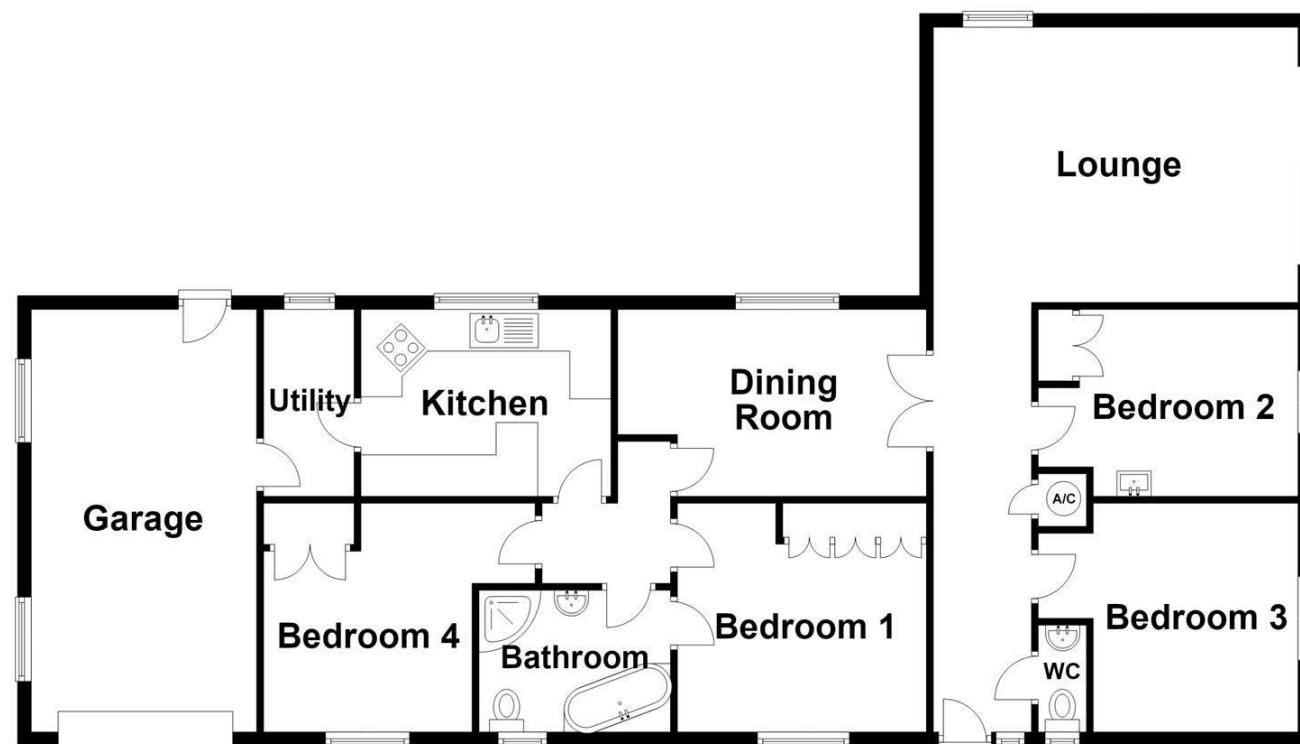




1 Hillway, Woburn Sands, Milton Keynes, MK17 8UL

Ground Floor



For illustration purposes only - not to scale



For Auction, Guide £375,000 to £400,000

** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £375,000 TO £400,000 **
VIEWINGS - BY APPOINTMENT ONLY **

A substantial four-bedroom, two-reception-room detached bungalow occupying a generous plot of approximately 0.13 acres, offering an exciting opportunity for builders, developers and investors. The property has suffered from subsidence and requires remedial works, but offers considerable potential for refurbishment and value enhancement. Subject to the necessary investigations and planning consents, there may also be scope to redevelop the site, including the potential creation of a larger two-storey detached house. The existing accommodation provides a strong starting point for a comprehensive refurbishment, while the generous plot and location could make this an attractive proposition for those seeking a project with development potential. The property is situated in the sought-after small town of Woburn Sands, bordering Bedfordshire and Buckinghamshire, benefiting from the area's established residential setting and access to local amenities and transport links.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.northantsbedsandbucks.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION



ENTRANCE HALL

Front, door, hallway with door to storage cupboard, doorway to lounge and door to

CLOAKROOM

With WC and sink unit, window to front

LOUNGE

17'6 x 13'2

Patio door to side, window to rear



DINING ROOM

14'10 x 9'10

Window to rear, door to



HALLWAY

Door to

KITCHEN

12'0 x 9'0

Window to rear, wood fronted fitted kitchen, door to



UTILITY ROOM

9'0 x 4'0

Window to rear, door to garage

BEDROOM ONE

12'0 x 11'0

Window to front, fitted wardrobes, door to bathroom

BEDROOM TWO

12'6 x 9'0

Window to side, fitted cupboard, sink unit.

BEDROOM THREE

11'0 x 9'10

Window to side

BEDROOM FOUR

11'10 x 10'0

Window to front, fitted cupboard.

BATHROOM

9'2 x 6'10

Window to front, WC, corner bath, shower cubicle, tiled walls

OUTSIDE



GARDENS

Generously sized gardens to side and rear with a total plot size of approximately 0.13 acres.



GARAGE

20'9 x 10'10

With pitched roof, up and over door and door to garden

PARKING

Driveway to front with double gated access.



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band E, Milton Keynes

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.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

From the M1 Junction 13, take the exit onto the A421 towards Milton Keynes, then continue to the Kingston Roundabout. Take the exit for H9 Groveway, following signs for Woburn Sands/A5, then continue on Groveway until the Walnut Tree Roundabout, where you take the exit onto A4146/V11 Tongwell Street. Continue towards Woburn Sands, then follow signs for Woburn Road/A5134 and continue into Woburn Sands

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For further information on viewing call 0333 358 2245