



**COUNCIL TAX**

Bedford Borough Council- Band G

**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 be 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 £900 (£750 plus VAT).

**BUYER PREMIUM CHARGE**

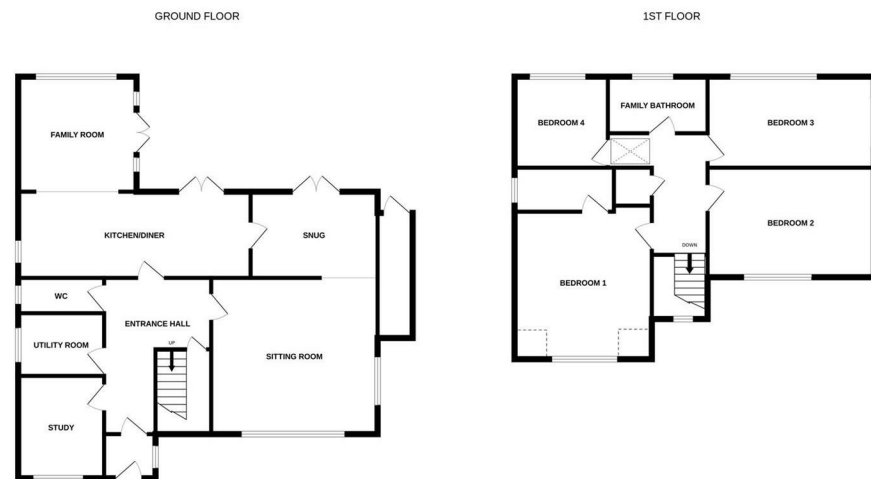
The purchaser will also be required to pay a buyer's premium of £2,400 (£2,000 plus VAT).

**HOW TO GET THERE**

From Bedford town centre exit onto Park Avenue opposite Robinson Pools and Fitness. Take the first exit at the roundabout and head toward Roff Avenue past The Barber Cave. Follow for approximately half a mile and take the second exit onto Union Street until you reach the crossroads just past Learn Direct and turn right onto Bromham Road. Continue on Bromham Road for one mile and turn left onto the cul-de-sac that 260 Bromham Road is located. The property is the last on the row and you will find it situated on your left hand side.

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260 Bromham Road, Biddenham, Bedfordshire, MK40 4AA



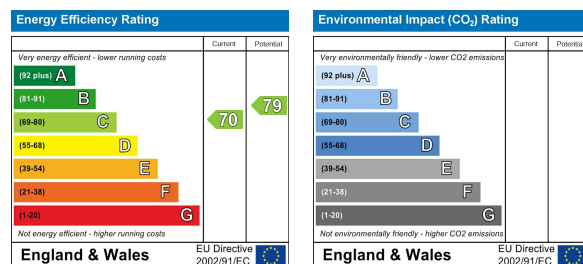
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with iMetrepro ©2022

**For Auction Guide Price £635,000**

SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS

A rare opportunity to purchase a four-bedroom detached home in a desirable cul-de-sac location in Biddenham. This traditional 1960's built property is situated at the end of the cul-de-sac and has driveway parking for up to six cars with additional spaces to the front of the detached garage. The house provides approximately 1,850 square feet of accommodation which includes an extension to the rear, three reception rooms, an open-plan kitchen/dining area, four bedrooms and an en suite. There is a beautiful south-facing lawned rear garden which has an array of flowers, trees and shrubs.

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9 Westleigh Office Park, Northampton, NN3 6BW  
 T: 01603 508500 F: 01604 232627  
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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Containing the stairs rising to first floor and with doors to:-

#### LOUNGE AND SNUG

23'8 x 16'0

Dual aspect lounge with a feature fireplace and a snug with double glazed patio doors to the rear.



#### KITCHEN/DINING AREA

23'0 x 21'1

Open plan kitchen/dining area with a family sitting room located in the rear extension. The kitchen comprises waist and eye level wood fronted units with integrated appliances, including a dishwasher, fridge/freezer, and cooker with extractor over.



#### DINING AREA



#### STUDY

9'10 x 8'4

Large study area with double glazed windows to the front elevation. Used as a work from home office.

#### UTILITY ROOM

8'4 x 6'0

Separate utility room has sink with mixer taps and waist level units.

#### CLOAKROOM

8'22 x 3'50

Window to side elevation, tiled dado, wash hand basin, and w/c.

### FIRST FLOOR

#### LANDING

Spacious landing with doors leading to:-

#### BEDROOM ONE

14'5 x 13'0

Space for a large double bed, wardrobes and chests of drawers, the room also hosts an en suite with a shower unit.



#### ENSUITE

9'79 x 4'23

Includes a shower unit, wash basin and w/c below a double glazed window to the side elevation.



#### BEDROOM TWO

16'0 x 10'6

Space for a large double bed, wardrobe and double glazed windows to the front elevation.



#### BEDROOM THREE

16'0 x 8'10

Window overlooking the rear garden a gas radiator below, space for a large double bed,



#### BEDROOM FOUR

9'0 x 8'10

Window overlooking the rear garden, space for a double bed and a double wardrobe.

#### FAMILY BATHROOM

9'65 x 5'61

Suite comprising w/c, wash hand basin, bath and separate shower unit, half tiled walls and window to rear elevation.



### OUTSIDE

#### REAR GARDEN

This south facing garden is carefully looked after with flowers, trees and shrubs neatly bounded by wooden sleepers. Mainly laid to lawn with patio area, enclosed by wood panel fencing.

#### FRONT GARDEN

Driveway for up to six cars, large area laid to lawn, side access to detached garage and rear garden.

#### SERVICES

Main drainage, gas, water and electricity are connected.