



**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 also be required to pay an administration charge of £900 (£750 plus VAT)

**BUYERS PREMIUM CHARGE**

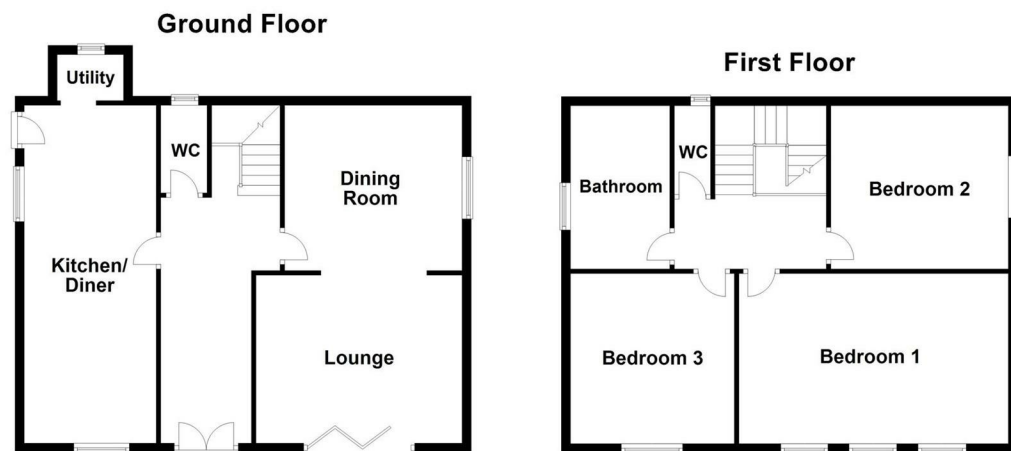
The purchaser will be required to pay a buyers premium of £2400 (£2000 plus VAT)

**SERVICES**

Main drainage, gas, water and electricity are connected.

**COUNCIL TAX**

Central Bedfordshire Council- Band F



For illustration purposes only - not to scale

**Montpellier House, Montpellier Mews High Street South, Dunstable, Bedfordshire, LU6 3SH**



**AUCTION GUIDE PRICE: £400,000**

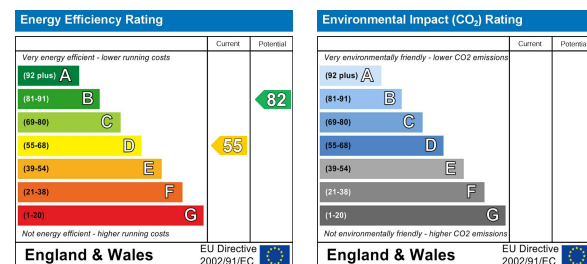
FOR SALE BY AUCTION ON WEDNESDAY 17TH APRIL 2024 COMMENCING AT 1PM

GUIDE PRICE: £400,000 - £440,000

VIEWINGS BY APPOINTMENT ONLY - (SAT 23/03/24, 30/03/24, 06/04/24 & 13/04/24)

This mid-twentieth century detached house offers a fantastic opportunity to re-furbish and to enlarge further. Tucked away in a secluded location just off the High Street in the desirable town location of Dunstable, this property offers approximately 1500 square feet of internal accommodation. This includes entrance hall, kitchen/diner, utility area, dining room, lounge, cloakroom, three bedrooms, family bathroom, and separate w/c. Outside there is a gated entrance to the driveway which provides parking for multiple cars and a rear garden that is laid mostly to lawn and is bordered by a number of mature deciduous trees.

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# Montpellier House, Montpellier Mews High Street South, Dunstable, Bedfordshire, LU6 3SH

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

19'08 x 5'09

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

#### KITCHEN/BREAKFAST ROOM

24'02 x 9'06

A range of base and eye level storage units, titanium sink with mixer taps, built in appliances, radiator, and windows to both front and side elevations.



#### BREAKFAST AREA



#### UTILITY AREA

4'09 x 3'04

Space for a washing machine and dryer. Window to side elevation.

#### CLOAKROOM

6'03 x 3'05

Wash hand basin, w/c, radiator.

#### LOUNGE

14'09 x 12'01

Large open area with radiator, window to rear elevation and double doors leading to:-



#### DINING ROOM

12'09 x 11'08

Functioning wood burning fireplace, radiator, double glazed patio doors to rear elevation.



### FIRST FLOOR

#### LANDING

10'8 x 5'11

Spacious landing with doors leading to:-

#### BEDROOM ONE

19'4 x 11'9

Space for super king sized bed and large wardrobes, radiator, windows to side elevation



#### BEDROOM TWO

12'9 x 11'02

Space for super king sized bed and large wardrobes, radiator, window to rear elevation



#### BEDROOM THREE

12'02 x 11'09

Ample space for large double bed and cloth storage units, radiator, window to side elevation.



#### FAMILY BATHROOM

12'03 x 7'2

Large white paneled bath, shower unit, wash hand basin, storage cupboard and water tank.



### OUTSIDE

#### FRONT GARDEN

Driveway which provides parking for a number of vehicles,

#### REAR GARDEN

a large garden that is greatly enhanced by a number of mature deciduous trees, mainly laid to lawn with patio areas, bordered by wood panel fencing and brick wall.

For further information on viewing call 01603 508500