



**FRONT**

Parking to the side for one vehicle and a small front garden laid to lawn.

**SERVICES**

Mains gas, water, electric and drainage. None of these service have been tested.

**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.

**BUYER'S PREMIUM CHARGE**

The purchaser will be required to pay a premium charge of £1,500 plus VAT.

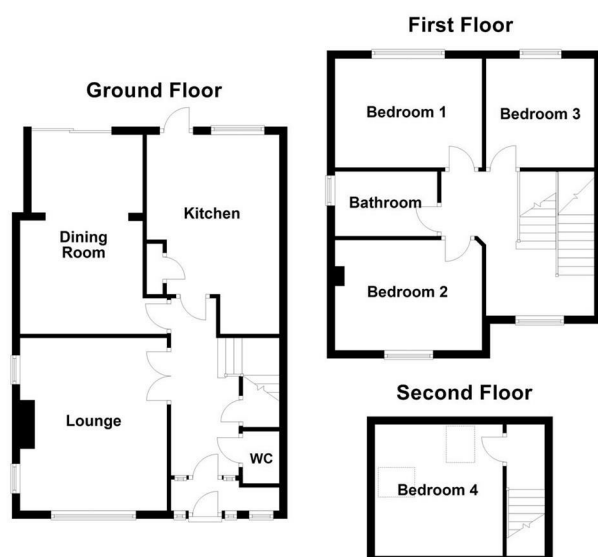
**BUYER'S ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £950 plus VAT.

**HOW TO GET THERE**

From Bedford Centre head east on St Peters Street, turn left onto B660 Kimbolton Rd, proceed until Putnoe Lane and then take the first left onto Poplar Avenue, where the property can be found on the left hand side.

**2 Poplar Avenue, Bedford, MK41 8BL**



Not to scale. For illustrative purposes only

**AUCTION GUIDE PRICE £325,000**

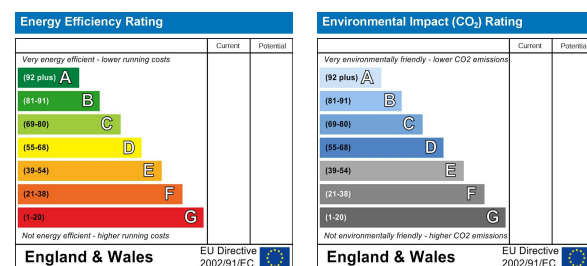
FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 13:00 - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £325,000 - £350,000

VIEWINGS BY APPOINTMENT ONLY: OPEN DAYS (25/05/24, 01/06/24, 08/06/24) Please call to arrange appointments

An opportunity to purchase a four-bedroom semi-detached home situated in the popular area of Putnoe in Bedford. The property is located on a prominent road and lends itself to further improvements. The internal floor area extends to approximately 1,150 sq ft and would accommodate further extensions with the appropriate planning permission. The accommodation comprises entrance hall, WC, lounge, dining room and kitchen. There are three bedrooms and a family bathroom to the first floor and a further bedroom to the second floor. The property benefits from an attractive plot with off-road parking to the front and an attractive south west facing garden to the rear.

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# 2 Poplar Avenue, Bedford, MK41 8BL

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

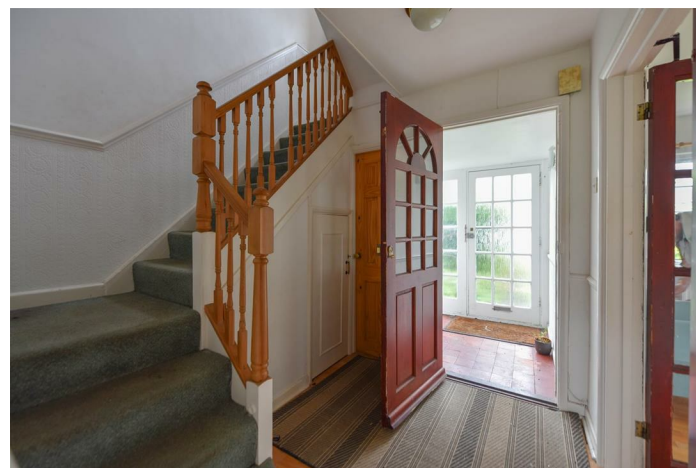
5'09 x 3'03

Approached via part glazed front door there are windows to the front and a door to:-

#### ENTRANCE HALL

7'09 x 8'09

With stairs rising to the first floor and door to:-



#### WC

4'03 x 2'09

Suite comprising WC, hand wash basin and a window to the front porch.

#### LOUNGE

13'11 x 11'04

A three casement window to the front elevation and a window to the side there are double doors from the hallway.



#### DINING ROOM

16'04 x 9'08

Extended to form a larger dining area with sliding patio doors leading to the rear garden.



#### KITCHEN

15'05 x 10'10

Benefitting from a single-storey extension to the rear with a door to the garden. There are a range of floor and wall-mounted cabinets, with tiled splashback and space for appliances. A boiler fitted with an integrated cupboard.



### FIRST FLOOR

#### LANDING

A window to the front elevation and stairs rising to the first floor there are doors to:-

#### BEDROOM ONE

11'07 x 9'05

A three-casement window to the rear elevation, there is space for a double bed with carpet fitted.



#### BEDROOM TWO

11'05 x 8'09

A window to the front elevation with space for a double, integrated cupboard and wood floor.



#### BEDROOM THREE

9'04 x 8'08

Window to the rear elevation with carpet fitted and access to a linen cupboard.

#### BATHROOM

11'05 x 8'09

Suite comprising bath with shower mixer tap over, WC, hand wash basin with a window to the side elevation

### SECOND FLOOR

#### BEDROOM FOUR

10'09 x 10'06

Velux windows to the side and rear elevations, there is space for a bed and carpet fitted.



### OUTSIDE



### REAR GARDEN

Benefitting from a sunny aspect, mainly laid to the lawn. There is a paved patio, and access to:-



For further information on viewing call 01603 508500