



SERVICES

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

HOW TO GET THERE

From Bedford Centre proceed in an Easterly direction along the A4280, continue along Goldington Road until reaching the Premier Stores, continue over the next roundabout and take the first right onto Sandy Road. Proceed to the end where the property can be found in front of the left.

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.

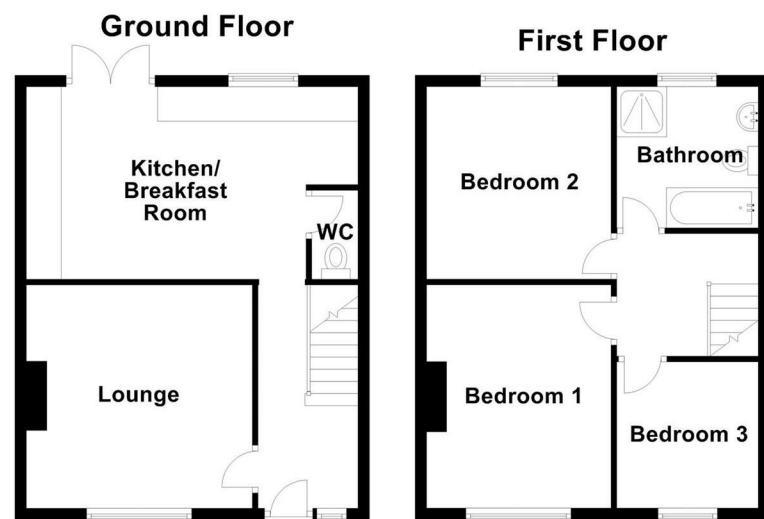
BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1080 (£900 plus VAT).

BUYERS PREMIUM CHARGE

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

41 King Edward Road, Bedford, MK41 9SF



Not to scale. For illustrative purposes only

AUCTION GUIDE PRICE £170,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH OF JULY 2024 AT 1 PM

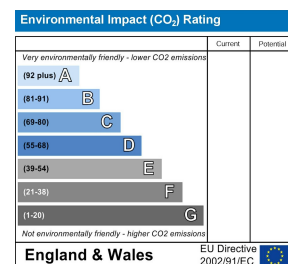
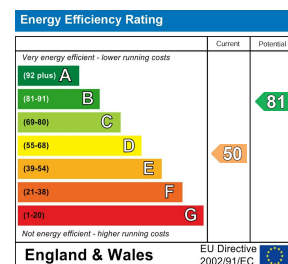
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £170,000

VIEWINGS BY APPOINTMENT ONLY- (SAT 13/07/24) Please call to arrange viewing times.

A three-bedroom semi-detached house located on the desirable King Edward Road in Bedford. The property needs full refurbishment offering a generous interior measuring approximately 915 sq ft offering entrance hall, lounge, kitchen/breakfast room with cloakroom. There are three bedrooms and a family bathroom to the first floor. Outside there is ample parking for multiple vehicles with a car port and access to a single garage to the side. The rear garden appears generous but inspection is limited due to the overgrown shrubs. Properties in this location can sell for upwards of £350,000 when presented in good condition.

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41 King Edward Road, Bedford, MK41 9SF

ENTRANCE HALL

13'10 x 6'2

Approached through a double-glazed front door there are stairs rising to the first floor with storage below. There is access to a cupboard containing the electrical meters, a radiator to the side and doors to:

LOUNGE

12'11 x 12'9

A three-casement window to the front elevation with fireplace and radiator attached.



KITCHEN/BREAKFAST ROOM

18'10 to max x 11 to max

A double-glazed window to the rear, double-glazed French doors to the garden, a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, space for washing machine and fridge freezer. Tiled splashbacks, tiled floor and door to the cloakroom.



KITCHEN



CLOAKROOM

With low level WC

LANDING

Access to loft, double glazed window to side, door to

BEDROOM ONE

12'8 x 10'7

Double glazed window to front, radiator



BEDROOM TWO

10'11 x 10'7

Double glazed window to rear, radiator.



BEDROOM THREE

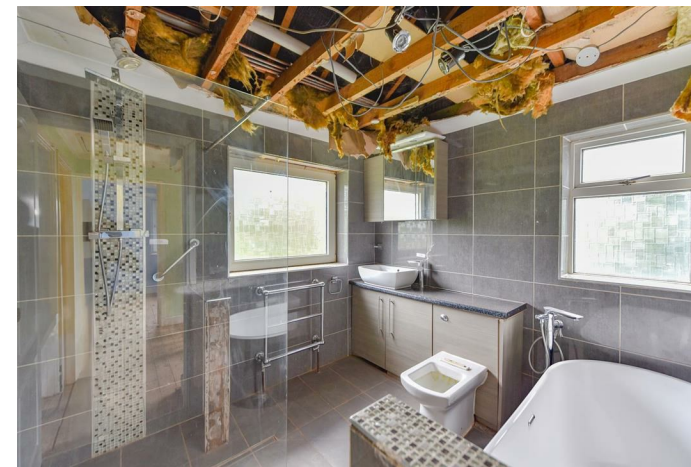
8'9 x 8'4

Double glazed window to front, radiator.



BATHROOM

Suite comprising WC, hand wash basin, bath and separate double shower.



OUTSIDE

REAR GARDEN

The rear garden is overgrown and unable to view, inspection is required.



FRONT

Off-road parking to front for vehicles with double gates leading to:-

CARPORT

With covered parking for one car and leads to:-



GARAGE

Brick built single garage with up and over door.



For further information on viewing call 01908 030127