

PARKING
Rutland Road is in a permit holders zone, with resident permits available from the local council.

SERVICES
We are informed the property is connected to mains gas, water and electric

COUNCIL TAX
Bedford council, BAND E

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

BUYERS PREMIUM
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT)

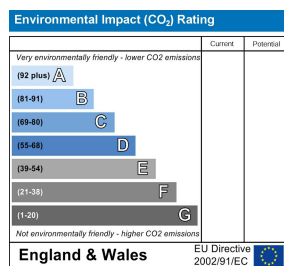
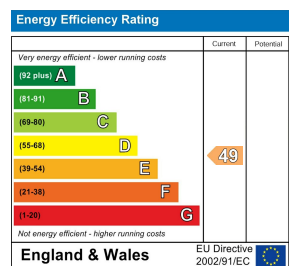
HOW TO GET THERE
From the M1 Junction 13, follow A421 to the A5141, at the roundabout junction with Ford End Road, go straight over to arrive at Rutland Road

DOI200824SA/



Not to scale. For illustrative purposes only

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20 Rutland Road, Bedford, Bedfordshire, MK40 1DG



AUCTION GUIDE £360,000 TO £390,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £360,000 TO £390,000

This elegant, Victorian Era Villa provides substantial living space arranged over three floors and also includes a basement/cellar. Features five bedrooms, a modern 21ft fitted kitchen/diner, two reception rooms, modern g/floor cloakroom, modern g/f shower room, a modern family bathroom and a further modern shower room upstairs. Located in a very convenient area, within easy reach of Bedford Town Centre, Train Station and Hospital. Would be an ideal family home to live in, or a great investment that should generate an annual rental income of around £25,000. There is potential to generate significantly more rent if you were run the property as a licenced HMO (subject to local authority licenses and planning consent) where an annual rent could reach in excess of £45,000. The property is currently tenanted, but the vendor is offering it for auction with vacant possession on completion on 21st November 2024, which also allows the purchaser more time to arrange completion funds. Please call or email us now for more information and to book a viewing.

20 Rutland Road, Bedford, Bedfordshire, MK40 1DG

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

With storm porch and front door with stained glass window leading to tiled hallway, stairs to 1st floor, door to cellar and door to



LIVING ROOM

16 into bay x 14'9

Bay fronted living room with windows to front aspect, marble feature fireplace, radiator, cornice coving and picture rail.



DINING ROOM

14 x 13'11

With double doors to garden, radiator

SHOWER ROOM

6'5 x 5'10

With a modern suite that comprises sink with mixer tap, WC and shower cubicle. Tiled walls, tiled floor, extractor fan, radiator.



KITCHEN/DINER

21'7 x 11

Modern fitted kitchen area with a wide range of wall and base units. Rolltop worksurfaces, two sink units, two built in ovens with hobs and extractors over, space and plumbing for washing machine and dishwasher. Tiled splashbacks, laminate flooring, sash windows to side, space for dining table, radiator, door to



REAR HALLWAY

With boiler cupboard and door to

CLOAKROOM

With low level WC and sink unit

CELLAR

21'6 to max 13'9 to max

A large sub level area with stairs down from the entrance hall, currently divided into sections.

FIRST FLOOR

LANDING

With stairs to top floor and doors to

BEDROOM ONE

19'10 to max x 13'2 into bay

Sash windows to front, feature fireplace, cornice coving, radiator



BEDROOM TWO

13'10 x 13'9

Sash window to rear, feature fireplace, radiator

BEDROOM THREE

11'9 to max x 11'4 to max

Sash window to side, feature fireplace, radiator



BEDROOM FOUR

8'7 x 8'6

Sash window to side, feature fireplace, radiator

BATHROOM

8'6 x 8'1

Modern family bathroom, bath, sink, WC, separate shower cubicle, tiled to splash areas, tiled floor, radiator, sash window to side.



SECOND FLOOR

LANDING

Door to

BEDROOM FIVE

With window to front aspect



SHOWER ROOM

Modern shower room with sink, WC, shower cubicle and tiled to splash areas



OUTSIDE

FRONT GARDEN

With walled boundary and path to front door

REAR GARDEN

With gated side access, decking area hardstanding patio/garden area.

For further information on viewing call 01908 030127