

for sale

guide price **£260,000**



## Park Road Melchbourne Bedford MK44 1BB

\*\*\* Situated in the rural village of Melchbourne this beautiful thatched cottage overlooks countryside and is presented beautifully throughout. The cottage benefits from two reception rooms and two bedrooms as well as modern yet in keeping kitchen and shower room. \*\*\*



# Park Road Melchbourne Bedford MK44 1BB

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Living Room

15' 2" Max x 12' 9" Max ( 4.62m Max x 3.89m Max )

Door and window to front elevation.

## Dining Room

Window to front elevation.

## Kitchen

11' 7" x 6' ( 3.53m x 1.83m )

Door and window to rear elevation. Fitted kitchen with a range of base units with work surfaces over and 1.5 bowl sink drainer with tiling to water sensitive areas. Electric oven and hob.

## Shower Room

8' 7" x 6' ( 2.62m x 1.83m )

Window to rear elevation. Double shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas.

## First Floor Landing

### Bedroom One

11' 4" x 8' 2" ( 3.45m x 2.49m )

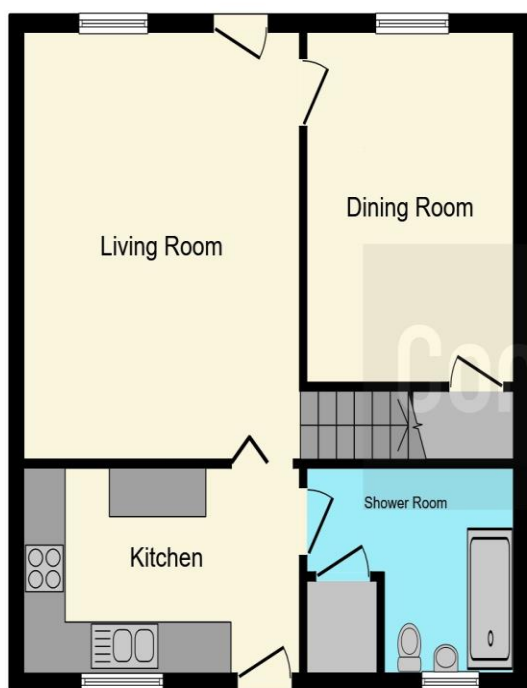
Window to front elevation and radiator.

### Bedroom Two

Window to front elevation and radiator.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405681 - 0002

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/RDN405681](http://connells.co.uk/Property/RDN405681)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)