



Connells

Row Beech Cottages Watling Street
Kensworth Dunstable

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for sale guide price
£180,000



Property Description

* ***VILLAGE LOCATION* TWO BEDROOM COTTAGE* *NO UPPER CHAIN* *ON STREET PARKING* *CLOSE TO M1-A5 LINKS***

A fantastic opportunity to own a two bedroom mid-terrace home situated in a popular village location.

Accommodation comprises; entrance hall, 11ft lounge and kitchen. Whilst the first floor boasts two goodsize bedrooms and family bathroom. Externally, the home benefits from front and rear gardens.

An ideal purchase for first time buyers, downsizers, small families and buy to let investors. Call Connells for more information and to book a viewing.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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.

Entrance Hall

Door to front aspect.

Lounge

11' 2" x 10' 3" (3.40m x 3.12m)

Window to rear, radiator

Kitchen

11' 6" x 7' 10" (3.51m x 2.39m)

Fitted kitchen, wall and base units, double glazed window to front aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Landing

Bedroom One

9' 1" x 7' 8" (2.77m x 2.34m)

Window to rear aspect, radiator, carpet flooring

Bedroom Two

10' 4" x 6' 1" (3.15m x 1.85m)

Window to front aspect, radiator, carpet flooring

Bathroom

Bath with overhead shower, w/c, wash and hand basin

Outside

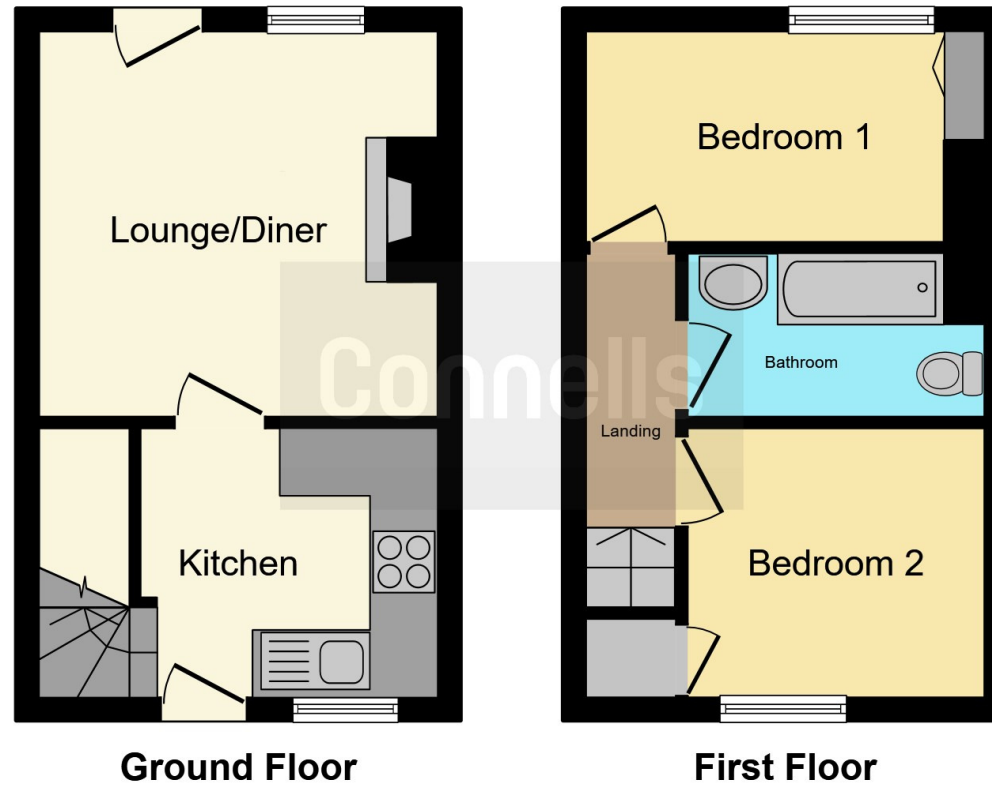
Rear Garden

Laid to lawn, patio









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

To view this property please contact Connells on

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19 High Street North
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312038



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.

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