



Connells

Harrowden Road
Bedford



Property Description

Upon entering the entrance hall the property on the ground floor comprises of a through lounge, a further two reception rooms, separate kitchen, separate refitted shower room, rear access to the private rear garden which is off generous size. On the first floor there are three bedrooms of which bedroom one has built in wardrobes and access to the second floor which comprises of a double bedroom and en-suite.

Externally there is a low maintenance garden to the front and to the rear there is a generous south facing garden.

This property is in need of modernization, offered chain free and offers excellent potential so an early viewing is highly recommended.

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 £300 inc VAT towards the preparation cost of the pack.

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

Cloakroom

Lounge

12' 9" into bay x 10' (3.89m into bay x 3.05m)

Dining Room

11' 9" x 10' 4" (3.58m x 3.15m)

Reception Room Four

11' 3" x 9' 5" (3.43m x 2.87m)

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

First Floor

Bedroom One

16' 7" Max x 12' 1" (5.05m Max x 3.68m)

Ensuite

Bedroom Two

9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom Three

12' 6" into wardrobe x 10' 4" (3.81m into wardrobe x 3.15m)

Bedroom Four

11' 9" x 8' (3.58m x 2.44m)

Bathroom

External

Enclosed Rear Garden









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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EPC Rating: E

Tenure: Freehold

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Property Ref: BED311872 - 0004