



Connells

Station Road
Ridgmont Bedford



Property Description

Connells are pleased to offer this charming 3 bedroom link-detached home in the heart of Ridgmont, a small village and civil parish in Bedfordshire. It is located beside junction 13 of the M1 motorway. The property offers a deceptively spacious interior and stunning views of the countryside. Featuring a large hallway, spacious living room with dual aspect windows, a well proportioned kitchen with a large store area, complemented by a large conservatory sun room. Upstairs you will find three well proportioned bedrooms and bathroom. The landscaped garden is perfect for entertaining and relaxing. Additionally, this property boasts a large driveway with enough room for two cars.

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 / Hallway

Door to front, radiator, built in storage. Doors to Living room and dining room, stairs rising to first floor.

Living Room

14' 9" x 12' 1" (4.50m x 3.68m)
Dual double glazed windows to front aspect, fire place, radiator,

Kitchen

10' 6" x 9' (3.20m x 2.74m)
Wall to base fitted units, stainless steel sink

with drainer, easy clean work surfaces, integrated oven, electric hob, extractor above. Double glazed windows to side and rear aspects, storage area, door to conservatory / sun room.

Reception Room

14' 8" x 11' 6" (4.47m x 3.51m)

Double glazed window, storage cupboard, radiator.

Conservatory / Sun Room

9' 8" x 7' 8" (2.95m x 2.34m)

Door to rear garden, windows to rear and side aspect.

First Floor

Landing

With doors to bedrooms and bathroom.

Bedroom 1

14' 2" x 11' 7" (4.32m x 3.53m)

Double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom 2

8' 11" x 8' 4" (2.72m x 2.54m)

Double glazed window front aspect, radiator.

Bedroom 3

12' 2" x 9' (3.71m x 2.74m)

Double glazed window rear aspect, radiator, storage cupboard. Airing Cupboard.

Bathroom

Double glazed window to front aspect, panelled bath, low level wc, hand wash basin, radiator.

Outside

Front Garden

Driveway for two vehicles, a shingled area perfect for potted plants.

Rear Garden

Two tier garden, mostly laid to lawn with mature shrubs and plants, wooden fencing. wooden shed, Countryside views.

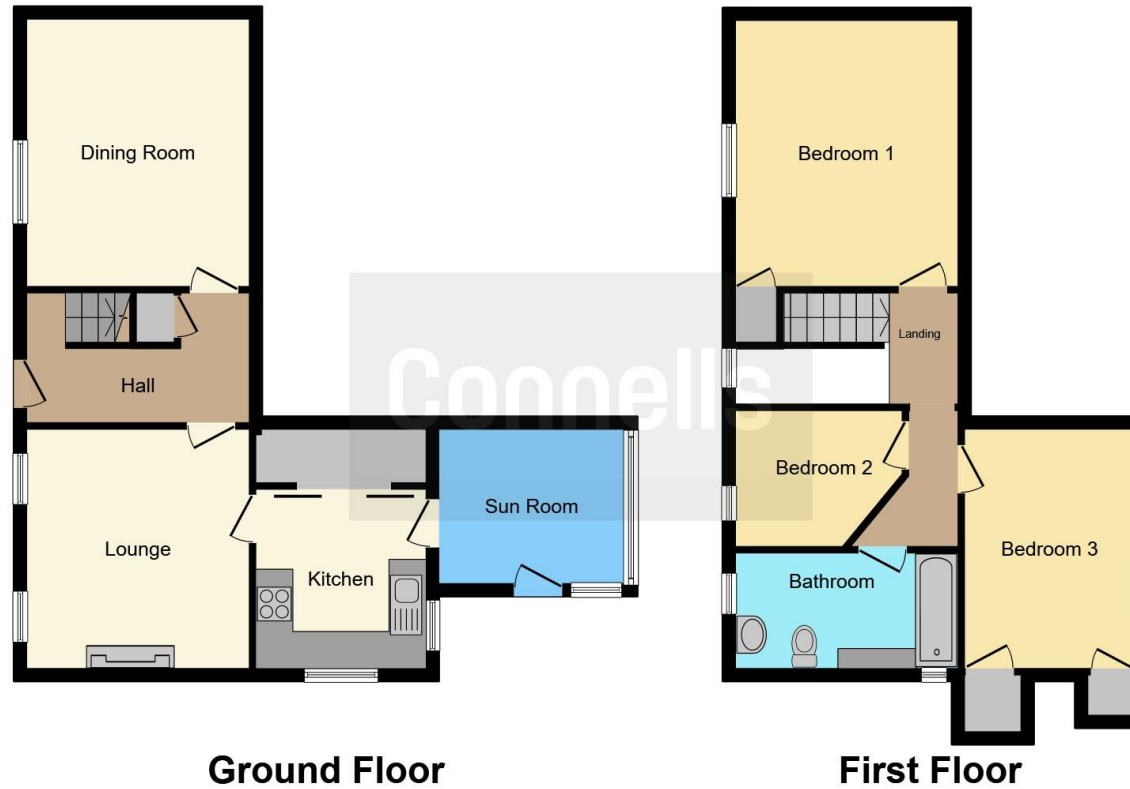
Agents Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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: F

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305064



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.

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