



Connells

New Street
Cheddington Leighton Buzzard



Property Description

****NO UPPER CHAIN****

This stunning four double bedroom semi-detached family home, is located in the picturesque village of Cheddington. Within a short walk you can find the local school, recreation ground, local shop, two public houses and mainline train station to Euston London. Spacious property and a generous sized rear garden.

The property comprises entrance porch, good size living room with open fire place, dining room for large table and chairs, Kitchen/breakfast room consisting of wall and base units, double oven, gas hob and extractor, space for appliances, breakfast bar, door leading to utility room which has plumbing for washing machine and wall and base units and also a downstairs WC. There is a lean to off the utility room which is currently used as a summer seating, easily be replaced with a conservatory or even extension (STPP).

First floor there are four good size bedrooms, the master has built in cupboard with en suite which has corner bath with shower over, wc, sink, Bidet and storage cupboards. The other three bedrooms are all also double bedrooms. Family bathroom with panelled bath with shower over, wc, sink.

The landing has ample storage cupboard above the stairs and also access to loft.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 Porch

Single glazed front door. Window. Door to garage. Carpeted flooring.

Cloakroom

Double glazed window. Wc. Wash hand basin. Tiled flooring.

Lounge

11' 6" x 16' 8" (3.51m x 5.08m)

Double glazed window. 2 radiators. Open fire place. Carpeted flooring.

Dining Room

16' 5" x 7' 10" (5.00m x 2.39m)

Double glazed window. Radiator. Carpeted flooring.

Kitchen

13' 6" x 9' 5" (4.11m x 2.87m)

Dual aspect double glazed windows. Fitted kitchen with wall and base units and work surfaces over. Stainless steel sink and drainer. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. Radiator. Laminate flooring.

Utility Room

9' 7" x 6' 4" (2.92m x 1.93m)

Double glazed door. Wall and base units. Plumbing for washing machine. Door to lean to, Access to downstairs cloakroom.

Landing

Stairs rising from lounge. Loft access with loft ladder. Airing cupboard housing water tank.

Over stairs storage.

Bedroom One

13' 4" x 9' 6" (4.06m x 2.90m)

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Bath with shower over. Wash hand basin. Wc. Bidet. Radiator.

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

2 double glazed windows. Radiator. Carpeted flooring.

Bedroom Three

13' 5" x 7' (4.09m x 2.13m)

Double glazed window. Radiator. Wash hand basin. Carpeted flooring.

Bedroom Four

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window. Built in wardrobes. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Radiator. Bath with mixer taps and shower over. Wc. Wash hand basin

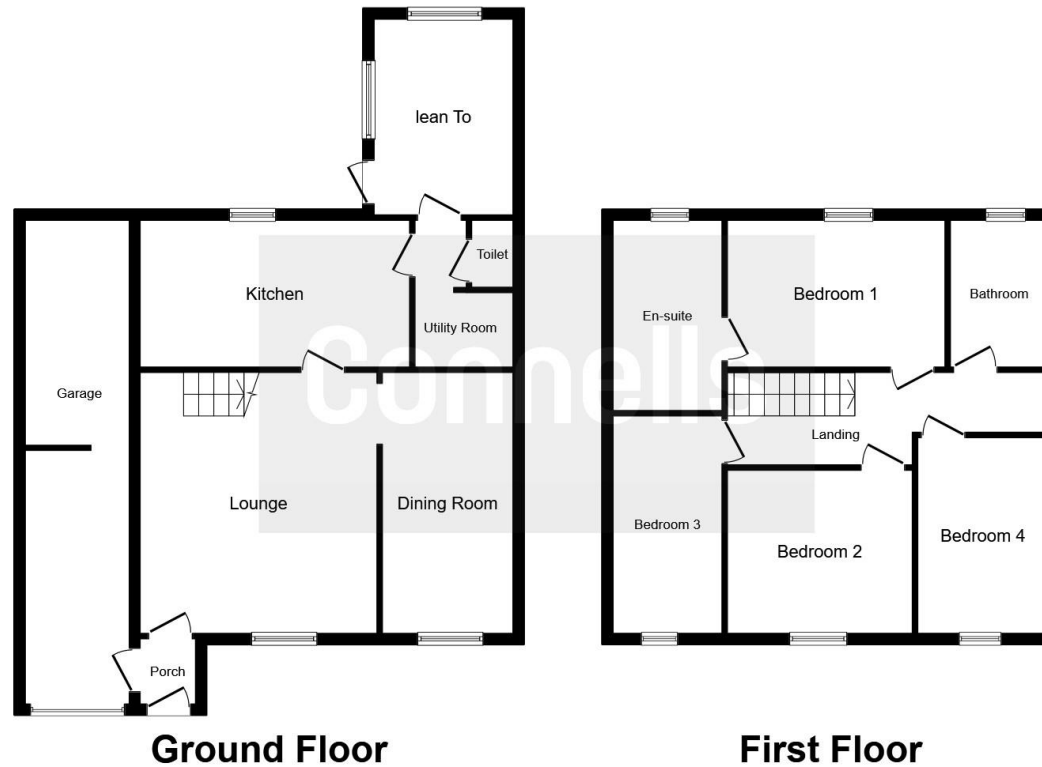
Front Garden

Paved driveway. Access to garage. Mature shrubs and hedges.









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).
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EPC Rating: D

view this property online connells.co.uk/Property/ref-LBC308535

Tenure: Freehold



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