



Connells

Dudley Street
Leighton Buzzard



Property Description

We are pleased to offer for sale this truly unique character property right in the heart of this historic town. It's been beautifully renovated by the family but still boasts plenty of character features including exposed beams & a spiral staircase.

The house has recently had a new kitchen and bathroom installed as well as luxury carpets and a new boiler. There is also a wash room outside, perfect for utility appliances and extra storage.

One of the best features at the property is the additional study space above the garage. With more and more people working from home having a space separate from the house to help keep your work/life balance in check is an absolute must.

The house is located just over a mile from the train station and a stone's throw from the town centre. Leighton Buzzard provides great commuter links with access to the M1 and A5 and train links to London Euston.

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.

Lounge/ Diner

15' max x 20' 9" max (4.57m max x 6.32m max)

Front door opening into. 2 double glazed windows with fitted blinds. Fire place. 2 radiators. TV point. Spiral staircase. Carpeted flooring.

Kitchen

18' 8" x 4' 7" (5.69m x 1.40m)

Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Radiator. Electric hob with cooker hood over. Electric oven. Stainless steel sink and drainer. Space for fridge freezer. Double glazed door to garden. Laminate flooring.

Landing

2 storage cupboards. Carpeted flooring.

Utility Room

8' 5" max x 7' 3" max (2.57m max x 2.21m max)

2 double glazed windows. Light & power. Telephone point. Double glazed door. Plumbing for washing machine. Bell sink.

Bedroom One

11' 3" plus recess x 7' 11" max (3.43m plus recess x 2.41m max)

Double glazed window with fitted blind. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Two

10' 6" max x 7' max (3.20m max x 2.13m max)

Double glazed window with fitted blind. Radiator. Fitted wardrobe. Carpeted flooring.

Bedroom Three

7' 4" max x 7' 11" max (2.24m max x 2.41m max)

Double glazed window with fitted blind. Small storage cupboard. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath. Shower cubicle. Heated towel rail. WC. Wash hand basin in vanity unit. Partially tiled. Laminate flooring.

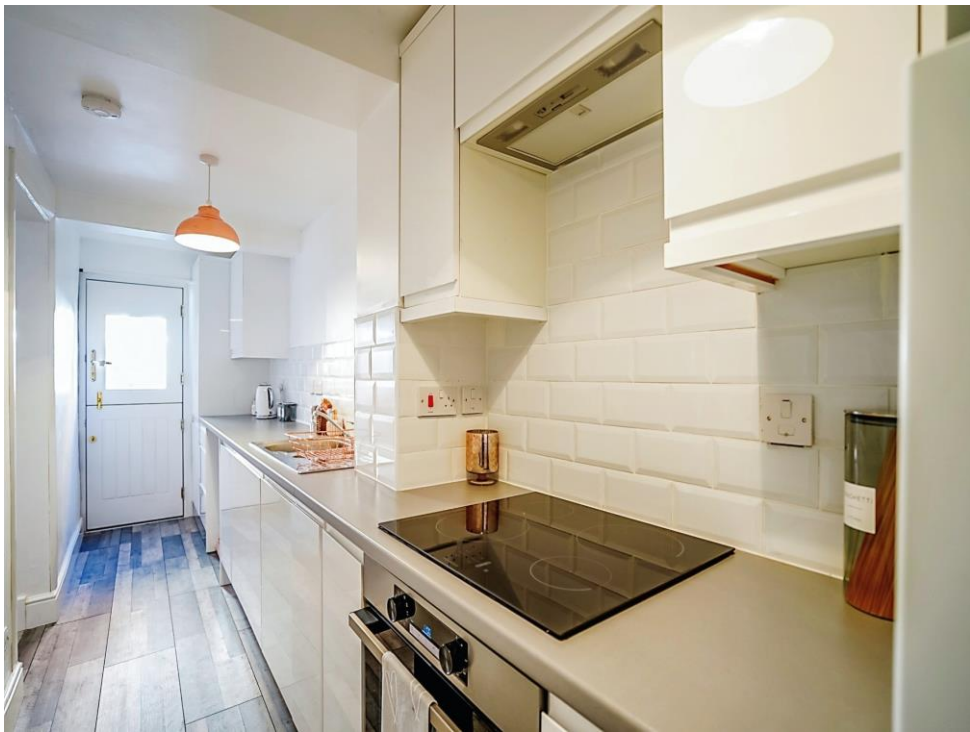
Shared Courtyard

Tarmacked. Gated entrance. Access to all properties.

Rear Garden

Iron stairway. Wooden panelled fencing.









To view this property please contact Connells on

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 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E

Tenure: Freehold

view this property online [connells.co.uk/Property/LBC310371](https://www.connells.co.uk/Property/LBC310371)



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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