



Connells

Regent Street
Leighton Buzzard



Property Description

Nestled in a prime location close to the bustling town centre of Leighton Buzzard, this extended end of terrace house presents an exceptional opportunity for buyers with a vision to create their dream home. This property, while in need of modernisation, offers a wealth of potential with its spacious layout, added extension, and desirable features.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families, professionals, or those seeking extra space for a home office or guest rooms. The ground floor extension enhances the living area, providing ample room for versatile use whether for entertaining, family gatherings, or additional living spaces. Benefit from the convenience of off-street parking for multiple vehicles on the private driveway, as well as the added bonus of a garage, perfect for secure parking, storage, or conversion into a workshop.

This home is perfectly situated just a short stroll from the heart of Leighton Buzzard, ensuring easy access to a variety of local shops, cafes, restaurants, and essential amenities. The property is a blank canvas, ready for those eager to add their personal touch and significantly enhance its value. It's an excellent opportunity for investors or DIY enthusiasts looking to create a bespoke living space.

The property is offered with no onward chain, facilitating a smoother and more straightforward purchasing process. The extended layout and prominent position make early viewing essential.

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

Laminate flooring.

Store Cupboard

Lounge

21' 6" x 11' 5" (6.55m x 3.48m)

Double glazed window. Radiator. Laminate flooring.

Dining Area.

Double glazed french doors. Serving hatch. Double glazed window.

Kitchen Area.

Double glazed window. Double glazed door to garden. Fitted kitchen with wall and base units. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge. Spe for gas cooker. Radiator. Tiled flooring.

Kitchen

7' 10" x 17' (2.39m x 5.18m)

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Stainless steel sink and drainer. Space for gas range cooker. Cooker hood. Plumbing for washing machine. Space for fridge. Plumbing for dishwasher. Radiator. Tiled flooring. Double glazed door to garden.

Landing

Storage cupboard. Loft access. Radiator. Carpeted flooring.

Bedroom One

11' x 11' 5" plus door recess (3.35m x 3.48m plus door recess)

Double glazed window. Radiator. Telephone point. Built in wardrobes.

Bedroom Two

11' 5" plus door recess x 8' 5" (3.48m plus door recess x 2.57m)

Double glazed window. Fitted wardrobes. Central heating boiler. Radiator.

Bedroom Three

8' 7" x 8' 7" max (2.62m x 2.62m max)

Double glazed window. Radiator. Built in storage. Laminate flooring.

Bathroom

Double glazed window. Shower cubicle with aqua board walls. WC. Wash hand basin. Heated towel rail. Tiled flooring.

Outside

Front Garden

Large block paved driveway. Hedge to border. Raised beds. Access to garage.

Rear Garden

Patio.

Garage

Up & over door. Double glazed window. Power. Light. Breeze block-built wall separating garage space.





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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E

view this property online connells.co.uk/Property/LBC310970



Tenure: Freehold



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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