



**Connells**

Soulbury Road  
Leighton Buzzard





## Property Description

This delightful two double-bedroom cottage, located just a short walk from Leighton Buzzard train station, offers an ideal opportunity for buyers seeking character and convenience. Offered with no upper chain, the property is perfect for commuters or those looking for a project to create their dream home.

The property boasts two spacious double bedrooms, a cozy living area, and a functional kitchen, providing a fantastic foundation for modernisation. The boiler was replaced just a year ago, ensuring a reliable heating system.

With its close proximity to local amenities, excellent transport links, and charming potential, this cottage is a rare find. Whether you're a first-time buyer, an investor, or simply seeking a home with potential, this property invites you to reimagine its possibilities.

Early viewing is highly recommended to appreciate its full potential.

## Lounge

11' 6" max x 20' 10" plus bay ( 3.51m max x 6.35m plus bay )  
Dual aspect double glazed windows. TV point. Radiator. Carpeted flooring. Stairs to first floor.

## Kitchen

7' x 7' 9" ( 2.13m x 2.36m )  
Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Gas point for freestanding cooker. Plumbing for washing machine. Tiled flooring. Window to side. Access to inner lobby.

## Inner Lobby

Double glazed door to garden. Storage cupboard. Tiled flooring. Door to shower room.

## Wet Room

Double glazed window. WC. Wash hand basin. Radiator. Central heating boiler. Shower.

## Landing

Stairs rising from lounge. Loft access. Doors to bedroom one and two.

## Bedroom One

9' 3" plus wardrobes x 10' 11" ( 2.82m plus wardrobes x 3.33m )  
Double glazed window. Radiator. Fitted wardrobes. Carpeted flooring.

## Bedroom Two

7' 7" x 9' 6" ( 2.31m x 2.90m )  
Double glazed window. Radiator. Carpeted flooring.

## Court Yard Garden

Mostly shingle with some flower beds. Gated access via neighbour.

### 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.







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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaiting**

**view this property online [connells.co.uk/Property/LBC309998](http://connells.co.uk/Property/LBC309998)**

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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