



Connells

Plantation Road
Leighton Buzzard

Plantation Road Leighton Buzzard LU7 3HR

for sale guide price
£250,000



Property Description

offer.

Offered to the market with no upper chain, this attractive period three-bedroom semi-detached property presents an exciting opportunity for those looking to create their ideal home. Set in a sought-after residential location, the property boasts character features, generous proportions, and off-road parking.

Although in need of modernisation, this home offers excellent potential to extend or refurbish (subject to the usual consents), making it a fantastic investment or family project. The accommodation currently comprises an entrance hall, two well-sized reception rooms, a kitchen, and a family bathroom. Upstairs, there are three good-sized bedrooms offering plenty of natural light.

Outside, the property benefits from a private rear garden and off-street parking.

With its blend of period charm and scope for improvement, this property provides a rare opportunity to tailor a home to your own taste and needs. Early viewing is highly recommended to appreciate the potential on

Entrance Hall

Door to front aspect.

Lounge

10' 5" plus bay x 10' 10" (3.17m plus bay x 3.30m)

Bay window. Gas fire.

Dining Room

11' 2" max x 11' 6" max (3.40m max x 3.51m max)

Window. Gas fire. Carpeted flooring.

Kitchen

8' 7" x 10' 3" (2.62m x 3.12m)

Window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Gas double oven. Gas hob. with cooker hood over. Space for under counter fridge.

Bedroom One

14' 1" x 10' 5" (4.29m x 3.17m)

Window. Carpeted flooring.

Bedroom Two

11' 6" x 8' 10" (3.51m x 2.69m)

Window. Carpeted flooring.

Bedroom Three

11' 3" max x 8' 8" max (3.43m max x 2.64m max)

Window. Airing cupboard. Carpeted flooring.

Bathroom

Window. Bath. Wash hand basin. WC. Vinyl tiled flooring.

Outside

Front Garden

Rear Garden

Parking space with access via shared side driveway.

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

To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: G Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311069



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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