



Richmond Road, Leighton Buzzard, LU7 4RB

welcome to

Richmond Road, Leighton Buzzard

THREE bedroom home offering separate RECEPTION rooms, enclosed REAR garden and potential for OFF ROAD parking. In need of some improvement and modernisation the property is offered with NO ONWARD CHAIN. Benefits also from a GARAGE in a nearby block.

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 Porch

Upvc half glazed door to the front and double glazed window to the side. Inner front door to the entrance hall.

Entrance Hall

Stairs to the first floor, fuse box and meter cupboard and door to the lounge.

Lounge

13' 8" x 13' 1" (4.17m x 3.99m)
Gas fire place with tiled hearth and surround, radiator and double glazed window to the front.

Dining Room

9' 7" x 8' 10" (2.92m x 2.69m)
Radiator and double glazed window to the rear.
Doors into the kitchen.

Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer plus space for a free-standing gas/electric oven. Under stairs storage cupboard and double glazed window to the rear.
Half glazed door leading out to the garden.

Utility Space

Space for a washing machine and double glazed obscured window to the side.

First Floor Landing

Stairs from the ground floor and loft access.

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)
Built-in wardrobe space with over-head storage, airing cupboard with shelving and storage, radiator and double glazed window to the front.

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)
Worcester gas central heating boiler, radiator and double glazed window to the rear.

Bedroom Three

9' 7" narrowing to 6' 9" x 7' 1" (2.92m narrowing to 2.06m x 2.16m)
Over-stairs storage cupboard, radiator and double glazed window to the front.

Bathroom

Partially tiled with wall mounted wash hand basin, WC and panelled bath with mixer tap and shower attachment over. Radiator and double glazed obscured window to the rear.

Separate Wc

Low-level Wc, radiator and double glazed obscured window to the rear.

Outside

Garage & Outbuildings

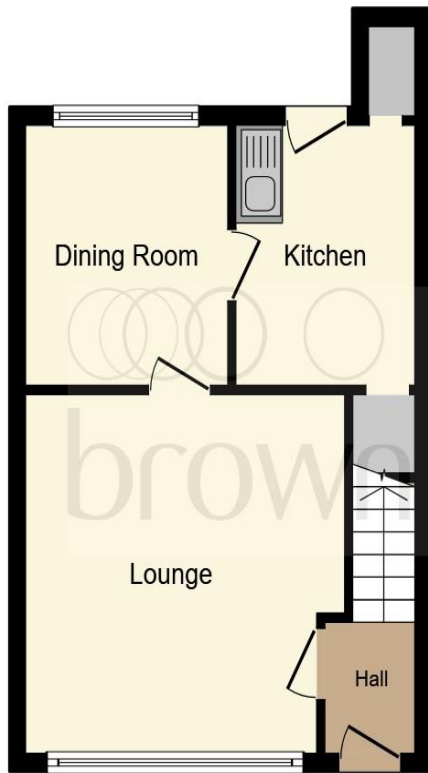
Garage in a nearby block and two brick built sheds.

Front Garden

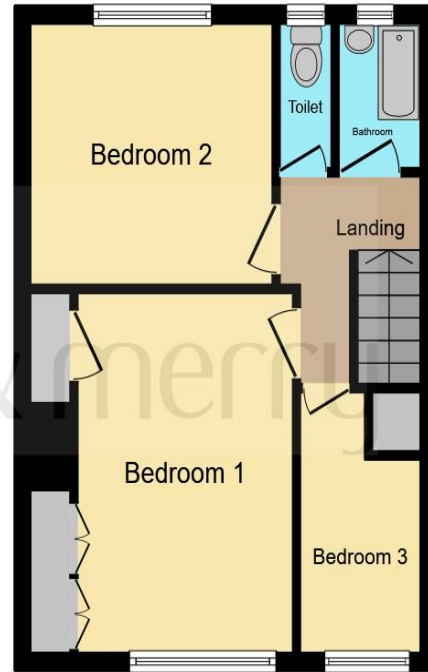
Gated shared pathway leading to the front door. Lawn area with scope for off road parking, enclosed by hedging and picket fencing.

Rear Garden

Enclosed by panel fencing, lawn with pathway leading to the rear of the garden, shrubbery and conifer hedging and gated side passageway.



Ground Floor



First Floor

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



welcome to
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Leighton Buzzard

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM TERRACE HOME
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

guide price

£250,000



view this property online [brownandmerry.co.uk/Property/LBZ108602](https://www.brownandmerry.co.uk/Property/LBZ108602)



Property Ref:
LBZ108602 - 0007

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