









welcome to

Grange Close, Linslade, Leighton Buzzard

Offered with NO ONWARD CHAIN, this home presents a fantastic opportunity for those looking to add value. In need of modernisation throughout, the property features a spacious layout, private garage and off-street parking. Ideally located close to schools and commuting routes.

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, jamsold 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.

Entrance Hall

Door to the front and door to the cloakroom.

Cloakroom Lounge

17' 5" x 12' 4" (5.31m x 3.76m)

Radiator and double-glazed full height window to the front.

Dining Room

15' x 9 (4.57m x 2.74m) Stairs to the first floor and leads into the kitchen.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer, electric oven and hob. Space for a washing machine and a fridge/freezer. Under stairs storage unit and double-glazed window to the front.

Utility Room

8' x 6' 1" (2.44m x 1.85m)

Central heating boiler, power and light. Access to the garage and double-glazed window looking out to the garden. Double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor and Emerson boiler cupboard.

Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Radiator and double-glazed window to the rear.

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Built-in wardrobes, radiator and double-glazed window to the front.

Bedroom Three

9' 5" x 5' 11" (2.87m x 1.80m)

Fitted wardrobes, radiator and double-glazed window to the front.

Bathroom

Pedestal wash hand basin, low-level WC and walk-in double shower with electric shower. Radiator and double-glazed obscured window to the rear.

Outside Front Garden

Mainly laid to lawn.

Rear Garden

Paved path leading to the rear of the property.



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 **Grange Close, Linslade Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PROXIMITY TO MAIN LINE TRAIN STATION
- **OFF-STREET PARKING**

Tenure: Freehold EPC Rating: C

guide price

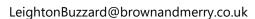
£270,000



view this property online brownandmerry.co.uk/Property/LBZ109050



Property Ref: LBZ109050 - 0002 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





brown & merry

17 High Street, LEIGHTON BUZZARD, Bedfordshire, LU7 1DT



brownandmerry.co.uk

01525 372021

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.