









welcome to

Kiteleys Green, Leighton Buzzard

This well-positioned, three-bedroom, semi-detached property with a garage to the rear and parking. Bright living spaces flow from lounge to dining room to conservatory and upstairs bedrooms with bathroom and separate WC. It also enjoys a lovely view over Vandyke playing field.

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, stairs to the first floor and radiator.

Lounge

16' 6" x 9' 11" (5.03m x 3.02m)

Under stairs storage, 2 radiators and double-glazed window to the front.

Dining Room

 $10' \times 9^{\circ} 6"$ ($3.05 \text{m} \times 2.90 \text{m}$) Radiator and double-glazed Patio doors to the conservatory.

Conservatory

10' 4" x 8' 5" (3.15m x 2.57m)

Constructed of brick and Upvc double-glazing and a plastic roof. Fan and light fixture. Double-glazed French doors leading out to the garden.

Kitchen

8' 7" x 4' 2" (2.62m x 1.27m)

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and drainer, electric oven and electric hob with extractor fan over. Space for a fridge and double-glazed window to the rear.

Utility Space

5' 1" x 3' 6" (1.55m x 1.07m) Space for a washing machine, a dryer and a fridge/freezer.

First Floor Landing

Stairs from the ground floor, loft access and double-glazed obscured window to the side.

Bedroom One

16' 10" x 10' 4" (5.13m x 3.15m)

Fitted wardrobe with hanging rail and wall mounted storage cupboard, radiator and double-glazed window to the front.

Bedroom Two

10' 11" x 7' 11" (3.33m x 2.41m)

Fitted wardrobe with hanging rail and over-head storage unit, radiator and double-glazed window to the rear.

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Over stair storage cupboard, wall mounted overhead storage cupboard, radiator and double-glazed window to the front.

Bathroom

Fully tiled with pedestal wash hand basin and bath with electric shower over. Radiator and double-glazed obscured window to the rear.

Separate Wc

Partially tiled with low-level WC and double-glazed obscured window to the side.

Outside Front Garden

Overlooking the park the front garden is mainly laid to lawn with a path leading to the front door.

Rear Garden

Fully enclosed by fencing the garden is mainly laid to lawn with mature flower beds and a patio area. Access to the garage.

Garage





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





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE-BEDROOM SEMI-DETACHED
- **CONSERVATORY**

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

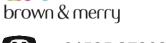
£270,000



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Property Ref: LBZ109500 - 0004 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.





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