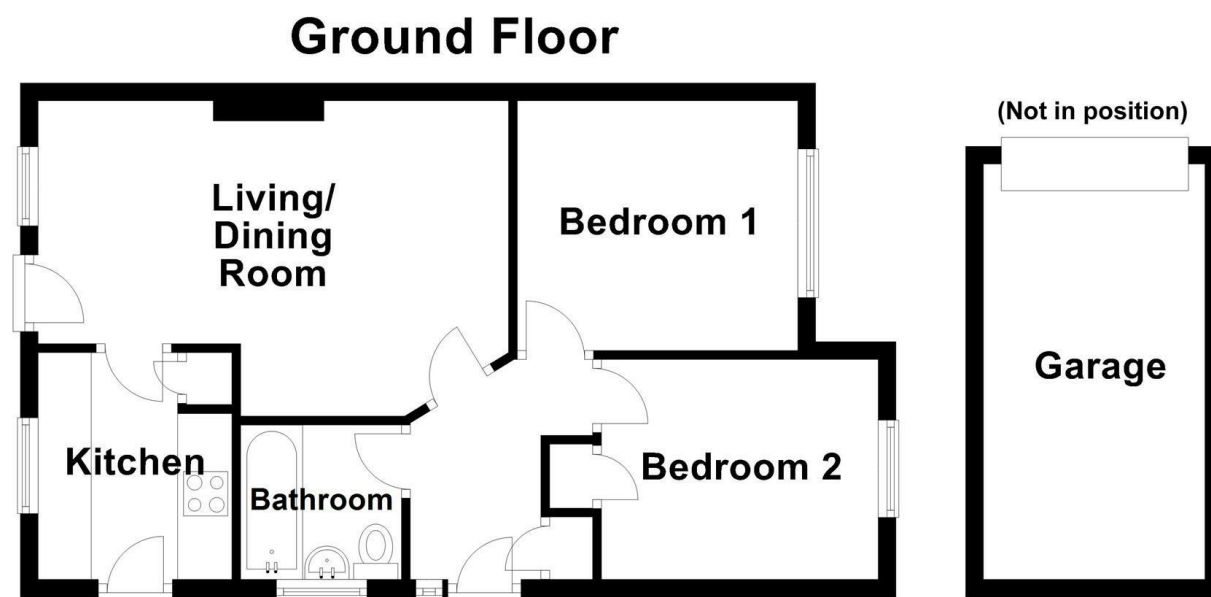




15 Belvoir Walk, Bedford, MK41 8LF



Not to scale. For illustrative purposes only

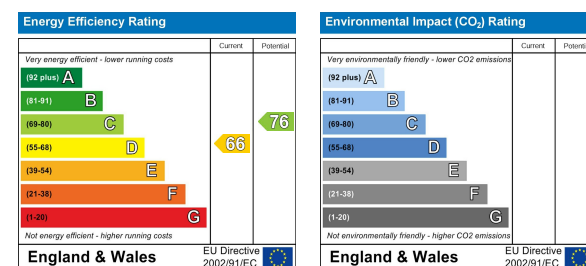
**For Auction, Guide £200,00 to £220,000**

\*\* FOR SALE BY LIVESTREAM AUCTION \*\* WEDNESDAY 24TH JUNE 1 PM \*\* GUIDE PRICE £200,000 to £220,000 \*\* VIEWINGS BY APPOINTMENT \*\*

This semi-detached bungalow is offered for auction with vacant possession and requires some updating, making it an ideal refurbishment project for an investor or a blank canvas for an owner-occupier looking to create their perfect home. Situated in the popular Putnoe area and tucked away in a secluded position, the property enjoys an idyllic setting. Accommodation includes a 17ft lounge/diner, separate kitchen, two double bedrooms, and a bathroom. Externally, there is an enclosed lawned rear garden, along with a garage located in a nearby block and additional parking space in front.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

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# 15 Belvoir Walk, Bedford, MK41 8LF

## ACCOMODATION

### ENTRANCE HALL

Cloaks cupboard, access to loft, door to



### LOUNGE/DINING ROOM

17'3 x 11'8

Window and door to garden, radiator, door to



### KITCHEN

8'2 x 7'2

Window to rear, door to side, range of fitted units, stainless steel sink unit, integrated oven/hob, space for appliances, airing cupboard with hot water tank, wall mounted 'Worcester' gas boiler.



### BEDROOM ONE

10'4 x 9'1

Window to front, radiator



### BEDROOM TWO

10'3 x 8'1

Window to front, radiator, integrated cupboard



### BATHROOM

6'5 x 5'6

Window to side, bath, sink, WC, part tiled walls, radiator



## OUTSIDE



### FRONT GARDEN

Laid to lawn

### REAR GARDEN

With gated side access, mature lawn, trees and shrubs



### GARAGE

Single garage in adjacent block



## PARKING

Off road parking in front of garage and free parking bays/area intended for residents.

## SERVICES

No appliances or services have been tested

## COUNCIL TAX

Band C, Bedford

## PRICE INFORMATION

- Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 PLUS VAT)

## HOW TO GET THERE

From M1 Junction 13, take the A421 east toward Bedford, exit at the A6 (Bedford South), then follow the A6 into Bedford toward Goldington/Putnoe; from there, turn into the Woodside area and follow local roads to Belvoir Walk, where number 15 is located.

**DOISA2503SA0337**

For further information on viewing call 01908 030127