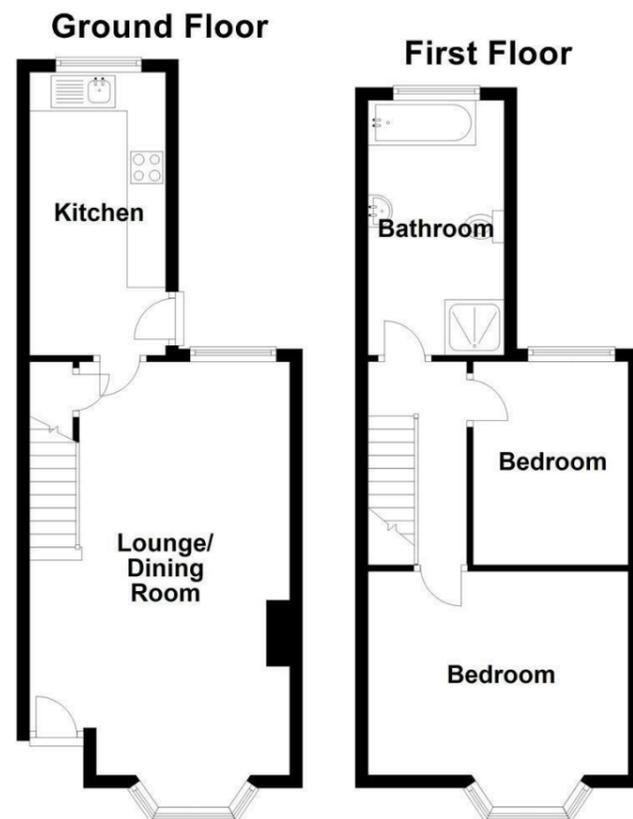




28 Waterlow Road, Dunstable, Bedfordshire, LU6 1LY



Not to scale. For illustrative purposes only



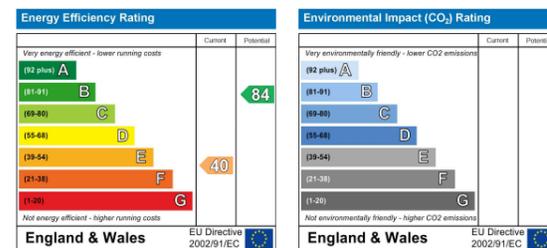
**For Auction, Guide Price £195,000+**

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 22ND APRIL 2026 \*\* GUIDE PRICE £195,000+ \*\* VIEWINGS BY APPOINTMENT \*\* NEXT VIEWING DATE 11/04/26 2:00 PM TO 2:30 PM \*\*

This attractive end-terrace property offers excellent value and is ideally located within walking distance of Dunstable High Street. The property is being offered for sale by auction with vacant possession, making it an appealing opportunity for both investors and first-time buyers. The accommodation is presented in good decorative order and briefly comprises a 22-ft lounge, a well-proportioned kitchen, two double bedrooms, and a spacious four-piece family bathroom. There is also a loft space offering potential for conversion, subject to the necessary planning permissions. Externally, the property benefits from a good-sized rear garden and on-street parking. In addition, a valid EICR from 2024 is in place, making this a more straightforward buy-to-let opportunity for investors.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



## ACCOMODATION

### ENTRANCE HALL

Open plan to

### LOUNGE/DINER

22'10 x 13'0

Double glazed bay window to front, stairs to 1st floor, radiator, double glazed window to rear, door to



### KITCHEN

14'6 x 7'0

With a range of fitted units, integrated oven/hob, part tiled, radiator, double glazed window to rear, double glazed door to side.



### LANDING

Access to loft, door to

### BEDROOM ONE

13'4 x 10'05

Double glazed bay window to front, radiator



### BEDROOM TWO

10'05 x 8'0

Double glazed window to rear, radiator



### BATHROOM

13'0 x 7'0

Double glazed window to rear, tiled walls/floor, WC, bath, separate shower cubicle, heated towel rail and extractor fan.



## OUTSIDE



### REAR GARDEN

With patio and mature lawn, includes three sheds.



### PARKING

Free on street parking on a 1st come 1st served basis



### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band B, Central Bedfordshire

## 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 £2400 (£2000 plus vat)

## HOW TO GET THERE

From M1 Junction 11, leave the motorway following signs for Dunstable (A505) and join Dunstable Road heading west. Continue along Dunstable Road for about 2 miles, passing the Luton and Dunstable University Hospital on your right. Stay on the A505 as it becomes Hatters Way and then approaches Dunstable town. At the roundabout near the retail park, take the exit toward Boscombe Road / Waterlow Road

**DOISA/0903SA0313**