

Connells

Harpenden Lane
Redbourn St. Albans

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Redbourn St. Albans AL3 7PB

for sale guide price
£450,000







Property Description

Not for the faint hearted but a wonderful project if you are looking to build a home from the outset. This two bedroom detached bungalow in need of complete refurbishment throughout but has the benefit of two approved applications to go into the loft and extend to the rear, applications can be found on the St Albans District Council planning website reference numbers 5/2026/1094 and 5/2026/1095 giving slightly different options for the potential buyer. A popular village location close to all amenities in Redbourn and a good size garden plot of approximately 75 ft and room for further parking to the front as well next to the current driveway.

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 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 Porch

Door to side access with tiled flooring

Entrance Hallway

Door to side access, radiator

Lounge

Box bay window to front aspect, radiator and wood flooring

Kitchen

Window to rear aspect, door to rear aspect, radiator, central heating boiler

Bedroom One

Patio door to garden, wood flooring

Bedroom Two

Box bay window to front aspect, radiator and wood flooring

Bathroom

Window to side aspect, radiator, low level WC, wash hand basin, bath

Front Garden

In need of landscaping but has potential for further parking spaces

Rear Garden

In need of landscaping but approximately 75 ft in length fully fenced and enclosed with outside tap

Driveway

Hard standing for two vehicles

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

















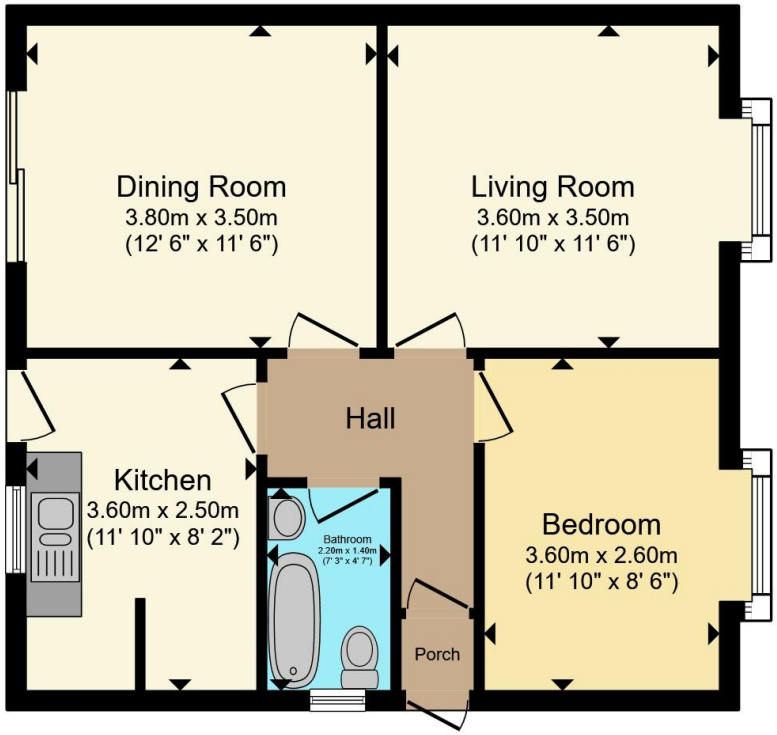

Total floor area 55.0 m² (592 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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HARPENDEN AL5 2SU

EPC Rating: F

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307278

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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 will be 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 guidance 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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