



Hill Crescent, Brogborough, Bedford, MK43 0YB

Welcome to

Hill Crescent, Brogborough Bedford

Situated in the popular village of Brogborough, this three-bedroom terraced property offers well-proportioned accommodation together with a generous rear garden and off-road parking to the front.

Hall

Living/Dining Room

17' 2" x 12' 10" (5.23m x 3.91m)

Radiator, Fireplace (Currently Boarded Up), 2 Windows to Front Aspect, Window to Rear Aspect, Door to Storage Cupboard under Stairs

Kitchen

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

Cooker/Gas Hob, Free Standing Dishwasher, Space for Washing Machine, Free Standing (Under Counter) Fridge, Boiler in Cupboard, Window to Side Aspect, Door to Bathroom, Door Leading to Rear Garden

Downstairs Bathroom

WC, Wash Hand Basin, Bathtub, Radiator, Window to Side & Rear Aspect

Landing

Currently Carpeted, Loft Hatch

Bedroom One

12' 11" x 10' 1" (3.94m x 3.07m)

Currently Carpeted, Radiator, Window to Front and Rear Aspect

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)

Currently Carpeted, Radiator, Window to Rear Aspect

Bedroom Three

10' x 9' 7" (3.05m x 2.92m)

Wooden Floorboards, Radiator, Window to Front Aspect

Rear Garden

Long Garden with Outbuilding to Rear Aspect, Gates to Rear Aspect

Parking

Driveway to Front Aspect

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.50% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

General Note

We will be doing an Open House Viewing on Saturday 1st August 2027 between 11am - 1pm. DO NOT MISS THIS OPPORTUNITY AND GET YOUR VIEWING BOOKED IN NOW.





view this property online williamhbrown.co.uk/Property/BFD105675



Welcome to

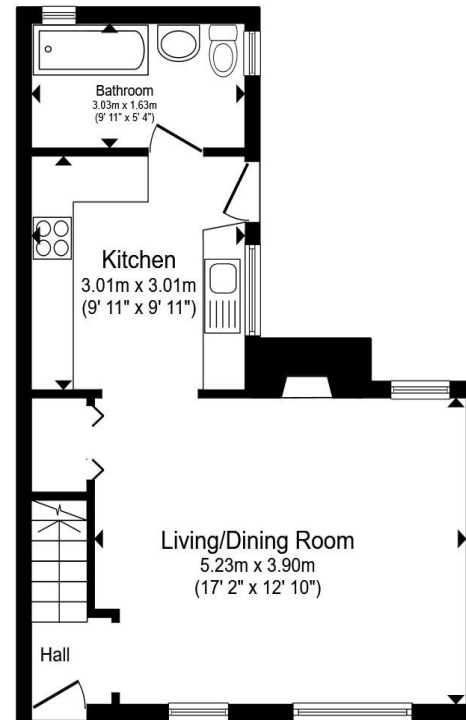
Hill Crescent, Brogborough, Bedford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Three-Bedroom House
- Terraced

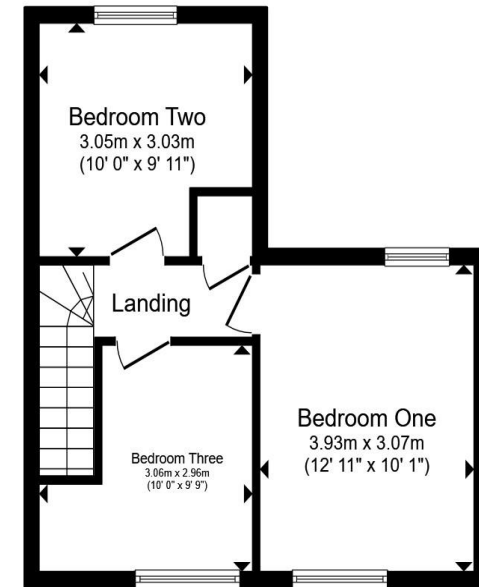
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

Guide Price

£250,000



Ground Floor



First Floor

Total floor area 75.3 m² (811 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


william
h brown

View this property online williamhbrown.co.uk/Property/BFD105675



Property Ref:
BFD105675 - 0003

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 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 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 cannot 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.

William H Brown 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.


william h brown



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk