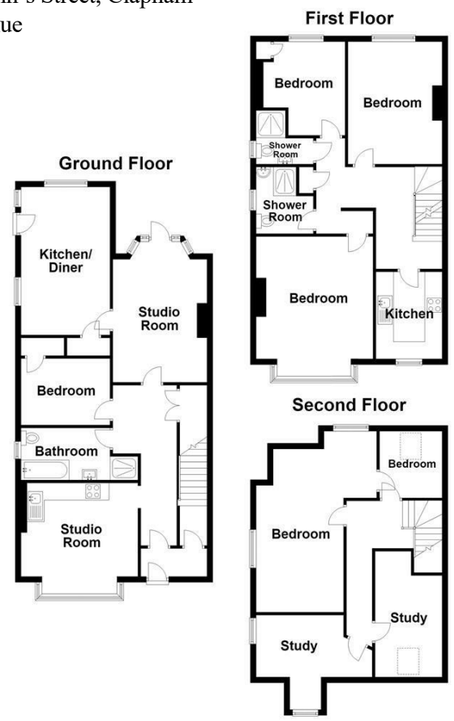
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

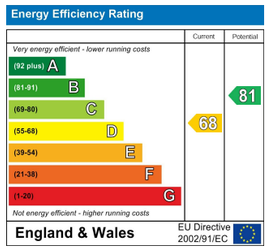
From M1 southbound J13, take A421 towards Bedford, stay on the A421 until the A6/Interchange Retail Park junction, then follow A6 Bedford, continue onto Ampthill Road, then Cauldwell Street, St John's Street, Clapham Road, and turn into Warwick Avenue

DOISA/1108SA0439



For illustration purposes only - not to scale

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

11, Warwick Avenue Bedford, MK40 2EE



For Auction, Guide £350,000 to £380,000

** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £350,000 TO £380,000 ** VIEWINGS BY APPOINTMENT ** PLEASE CALL **

This former licensed HMO offers substantial accommodation and an excellent opportunity for investors seeking to generate significant rental income (Current license expired July 2026). The ground floor comprises four rooms and a bathroom. The first floor is fully let and features three bedrooms, two shower rooms and a kitchen, currently generating £1,534 per calendar month with tenants in situ. The top floor provides a further four rooms, offering additional income potential. The ground and top floors require decorative works, but once refurbished and subject to a new HMO licence being granted, the property could present an attractive investment opportunity with the potential to maximise rental returns. Alternatively, there may be scope to convert the building into separate self-contained flats, subject to the necessary planning permissions and consents. Situated in one of Bedford's most desirable areas, the property benefits from a convenient location close to the town centre, Bedford Hospital and the train station, making it an appealing prospect for investors. LEGAL PACK READY **

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
northantsbedsandbucks

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11 Warwick Avenue, Bedford, Bedfordshire, MK40 2EE

ACCOMODATION

GROUND FLOOR

ENTRANCE
Door to ground floor space and door leading to 1st floor

HALLWAY
Understairs storage cupboard, doorway to:

STUDIO ROOM
13'5x 12'9
Window to front, fitted kitchen area



BATHROOM
10'0 x 6'0
Window to side, bath, sink, WC, part tiled walls, radiator, shower area.



2ND STUDIO ROOM
16'2 x 10'10
Windows and door to rear, door to



KITCHEN/DINER
17'0 x 10'2
Window and door to side

BEDROOM
10'0 x 7'8
Window to side, walk in cupboard

1ST FLOOR LANDING
Stairs to second floor, door to

BEDROOM
16'0 x 13'2
Window to front

BEDROOM
14'0 x 10'10
Window to rear

BEDROOM
11'10 x 10'0
Window to rear

KITCHEN
10'0 x 8'7
Window to front, modern fitted kitchen with a range of units



SHOWER ROOM
Modern fully tiled shower room with shower, sink & wc



SHOWER ROOM
Modern fully tiled shower room with sink, wc & shower

2ND FLOOR LANDING
2ND FLOOR MEASUREMENTS NOTE: Please note some of the measurements are taken at the widest points due to the irregular room shapes and any measurements are should be taken as a guide only.
Door to

BEDROOM
20'1 x 11'10
Windows to rear and side, door to

BEDROOM
7'8 x 7'2
Window to rear

STUDY
13'4 x 7'1
Windows to side and front

2ND STUDY
11'8 x 7'7
Window to front

OUTSIDE

GARDENS
Front garden and enclosed rear garden mainly laid to lawn with side access.



PARKING
On street resident permit parking

EPC
Please note the property has had two separate EPC's carried out to cover the whole property, both are rated at grade D

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band F, Bedford Council

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 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).