

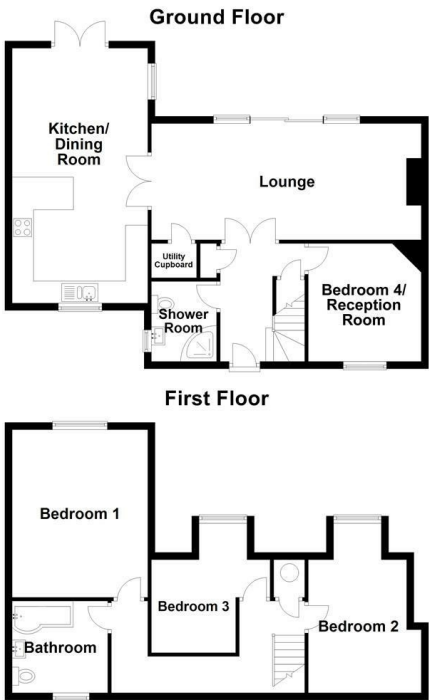


**PARKING**  
Off road parking to the front for two/three cars.



**SERVICES**  
Mains water, gas, electric and drainage. None of these services have been tested.

**COUNCIL TAX**  
Central Bedfordshire - Band B



Not to scale. For illustrative purposes only

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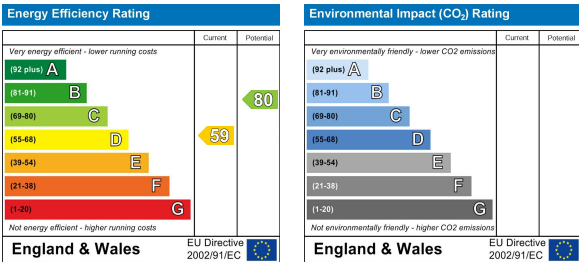
**PRICE INFORMATION**  
Price Information - \*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below 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 ADMIN 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 £2,400 (£2,000 plus VAT)

**HOW TO GET THERE**  
Travelling from Ampthill, take the second left into The Brache, then 1st left into Kings Rd, leads to Wingfield Road on your right hand side

**DOISA07082024/9936**



# 10 Wingfield Avenue, Maulden, Bedfordshire, MK45 2DU



**For Auction-Guide £300,000 TO £330,000**

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION  
GUIDE PRICE: £300,000 TO £330,000  
VIEWINGS BY APPT

A beautifully presented three/four bedroom home, located in the pretty village of Maulden, close to Ampthill. The property benefits from recent refurbishment and re-decoration, making it a turn-key ready to move-in house, or ready made, buy to let investment with an estimated rental value of around £2,000 PCM. Features a flexible layout with a large open plan kitchen/diner, spacious living room, ground floor bedroom four or reception room, ground floor shower room, three bedrooms and a family bathroom on the 1st floor. Outside there is paved driveway with good parking facilities and a delightful SOUTH WEST facing rear garden with patio, lawn and gated side access. Viewing is highly recommended and essential to appreciate this fine homes qualities. Call AUCTION HOUSE BEDS AND BUCKS now to find out more and book a viewing.

# 10 Wingfield Avenue, Maulden, Bedfordshire, MK45 2DU

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, stairs to 1st floor, under-stairs storage cupboard, utility cupboard with space and plumbing for appliances, door to living room, door to bedroom four/reception room, door to:



#### SHOWER ROOM

6'10 x 5'6

A well presented modern suite with tiled shower area and cubicle, part tiled walls, heated towel rail, modern sink, WC and double glazed window to side.



#### LIVING ROOM

24'4 x 10'5

With double doors from the entrance hall, patio doors to garden, double glazed window to rear, feature fireplace, radiator and double doors to



#### KITCHEN/DINER

23'10 x 12'3

A well presented modern kitchen with a range of fitted units with ample worksurfaces. and tiled splashbacks. Stainless steel sink unit, integrated oven, hob, filter hood/extractor and dishwasher. Space for dining table and chairs, dual aspect double glazed windows, radiator, French doors to garden.



#### BEDROOM FOUR/RECEPTION ROOM

10'4 to max x 10'2 to max

A multi-purpose room that is ideal for a home office, a bedroom or playroom, Double glazed window to front, radiator.



## FIRST FLOOR

### LANDING

Cupboard housing gas boiler, radiator, door to

#### BEDROOM ONE

15'2 x 12'4

Double glazed window to rear, radiator



#### BEDROOM TWO

15'7 into dormer x 10'3 to max

Double glazed window to rear, radiator



#### BEDROOM THREE

11'3 into dormer x 11'5 to max

Double glazed window to rear, radiator



## BATHROOM

8'6 x 7'8

A modern suite with full size bath, sink, WC, part tiled walls, heated towel rail, double glazed window to front



## OUTSIDE

### FRONT GARDEN

Mainly laid to paving

### REAR GARDEN

An attractive SOUTH WEST facing rear garden with a paved patio, mature lawn, fenced boundaries and gated side access.



For further information on viewing call 01908 030127