



Connells

Market Square
Leighton Buzzard



Property Description

Welcome to this truly enchanting Grade II listed property, a rare gem nestled in the heart of Leighton Buzzard. Steeped in history and brimming with character, this remarkable home dates to the late 1700s, and every corner echoes the charm of its era. Exposed beams and period details blend seamlessly, making this a captivating residence full of heritage.

Conveniently situated just a short stroll from Leighton Buzzard's bustling town centre and train station, this property offers an ideal blend of period elegance and modern convenience. Perfect for commuters, with direct links to London and beyond, the property boasts an invaluable parking space for one car-a prized feature in this central location.

The property was converted fully to residential by the current owner in the earlier 2000s finally ending this building's long history as a commercial residence. The property now benefits from two double bedrooms with two bathrooms and versatile living space on the middle floor.

Available with no upper chain, this is a rare

opportunity to own a piece of Leighton Buzzard's heritage. If you're seeking a home that captures the essence of a bygone era with all the convenience of town-centre living, this enchanting property could be your perfect match. Don't miss the chance to make this exceptional house your forever home.

Entrance Hall

Bedroom One

En Suite

Open Plan Kitchen Lounge Diner

Bathroom

Bedroom Two

Parking Space

Auctioneer's Comments

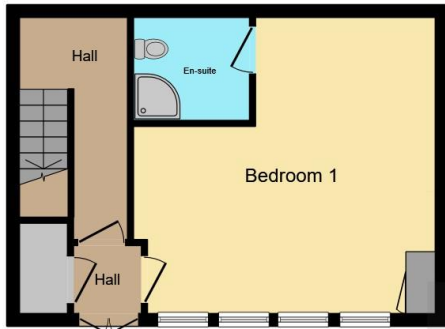
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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.

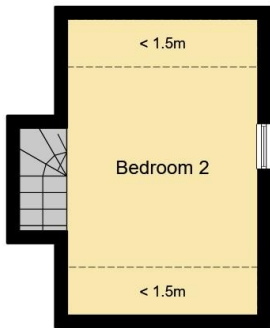




Ground Floor



First Floor



Second Floor

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.focalagent.com

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: Council Tax
Exempt Band: B

view this property online connells.co.uk/Property/LBC311051



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311051 - 0011