





# Greenfield Road Pulloxhill Bedford MK45 5EZ

for sale guide price  
**£475,000**



## Property Description

Nestled in the charming village of Pulloxhill, this detached four-bedroom home presents a unique opportunity for those with a vision. While the property requires modernisation, it boasts a substantial plot covering close to 225 foot of frontage to the road, offering exciting potential for development, subject to the necessary planning permissions.

Inside, the house features a living space with stairs accessing the first floor, kitchen, wet room and separate study. Upstairs you'll find four bedrooms, providing ample space for a family. The layout offers a traditional feel, with scope to reconfiguration and update to modern tastes. The true gem of this property is the expansive plot it sits upon. This significant outdoor space not only provides a beautiful setting but also opens doors to potential development opportunities subject to planning permission. This property is a rare find, offering a blend of residential comfort and development potential in a desirable village location.

## 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 / Hallway

Door to front, access to ground floor rooms and stairs rising to first floor.



## Kitchen

7' 5" x 12' 2" ( 2.26m x 3.71m )

Double glazed window, steel sink/ drainer, fitted base units, radiator, access to ground floor wet room.

## Living Room

19' 7" x 11' 1" ( 5.97m x 3.38m )

Double glazed windows, door to front, radiator.

## Study

10' 5" x 9' 1" ( 3.17m x 2.77m )

Double glazed windows, radiator.

## Wet Room

Double glazed window, hand wash basin, low level wc, shower, radiator.

## First Floor

## Landing

Double glazed window, access to bedrooms.

## Bedroom 1

11' 3" x 10' 6" ( 3.43m x 3.20m )

Double glazed windows, radiator.

## Bedroom 2

10' 1" x 8' 4" ( 3.07m x 2.54m )

Double glazed window, built in storage, radiator.

## Bedroom 3

10' 8" x 6' 9" ( 3.25m x 2.06m )

Double glazed window, fitted storage cupboard, radiator.

## Bedroom 4

12' 6" x 8' 3" ( 3.81m x 2.51m )

Double glazed windows, radiator.

## Outside

### Front Garden

### Rear Garden

Substantial plot, gated entrance.

## Garage

Double garage.



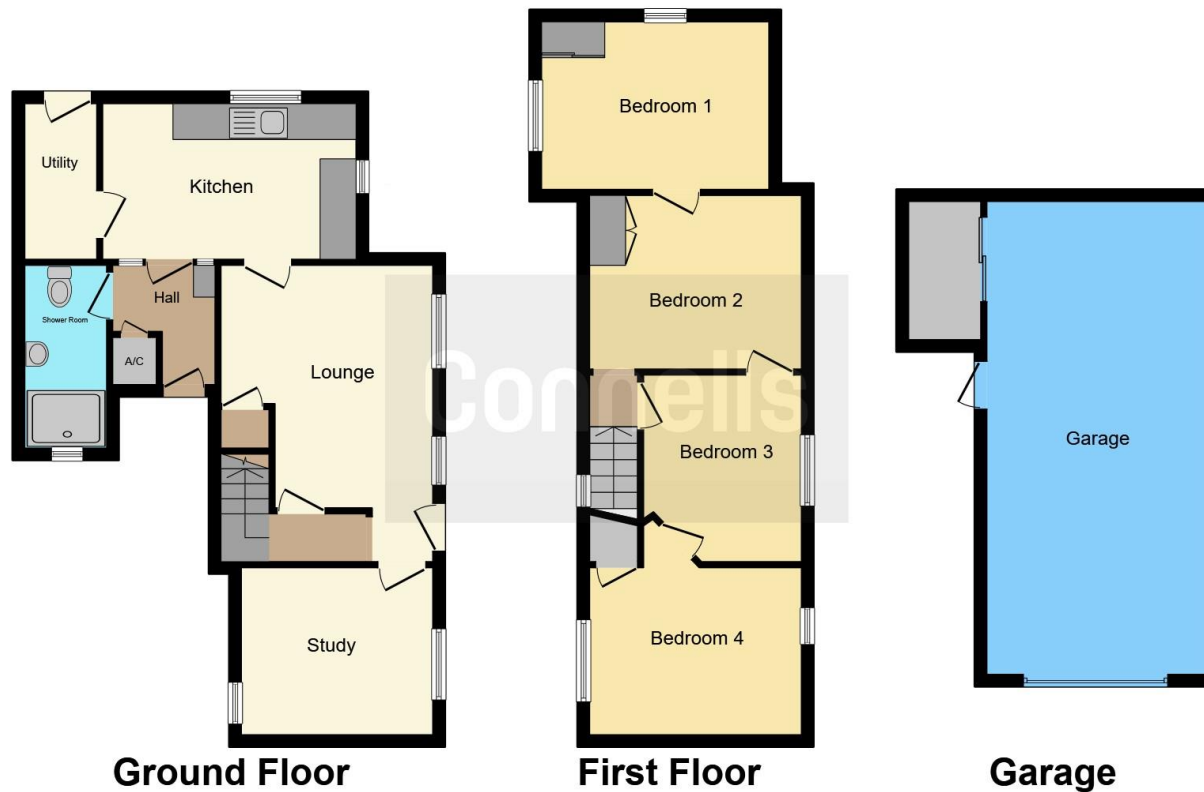












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/FLI305614](http://connells.co.uk/Property/FLI305614)



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