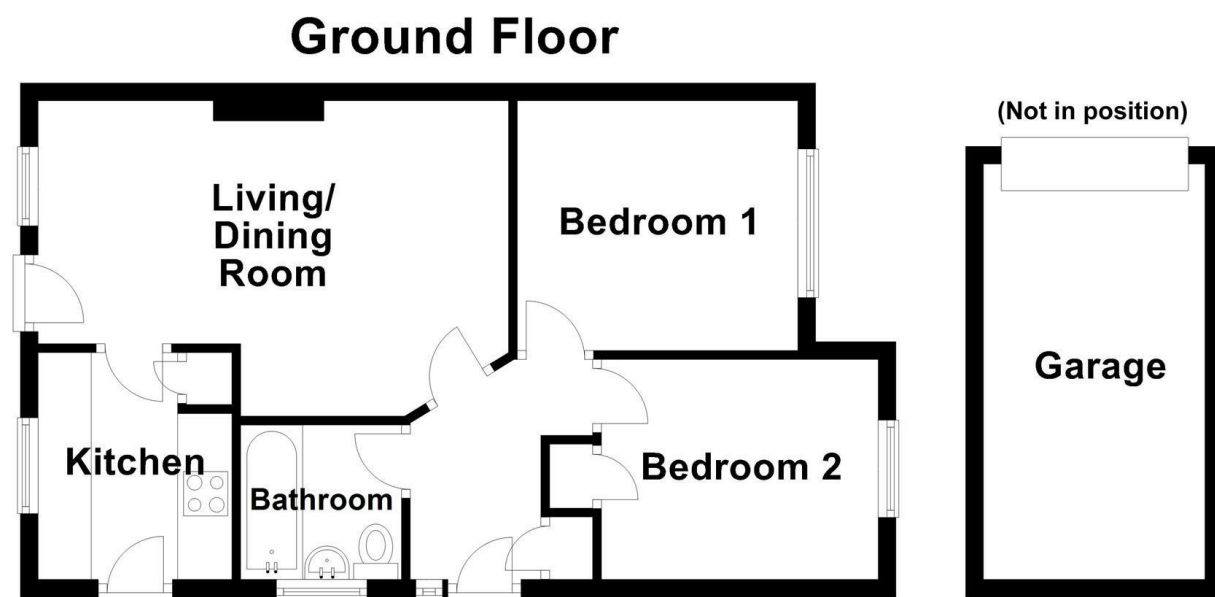




15 Belvoir Walk, Bedford, MK41 8LF



Not to scale. For illustrative purposes only

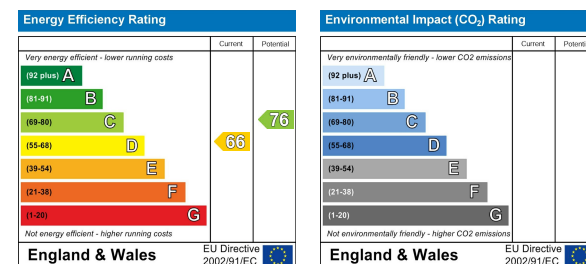
For Auction, Guide £200,00 to £220,000

** FOR SALE BY LIVESTREAM AUCTION ** WEDNESDAY 1st JULY 1.00 PM ** GUIDE PRICE £200,000 to £220,000 ** VIEWINGS BY APPOINTMENT: NEXT SLOT SATURDAY 30TH MAY 11:00 AM TO 11:45 AM

This semi-detached bungalow is offered for auction with vacant possession and requires some updating, making it an ideal refurbishment project for an investor or a blank canvas for an owner-occupier looking to create their perfect home. Situated in the popular Putnoe area and tucked away in a secluded position, the property enjoys an idyllic setting. Accommodation includes a 17ft lounge/diner, separate kitchen, two double bedrooms, and a bathroom. Externally, there is an enclosed lawned rear garden, along with a garage located in a nearby block and additional parking space in front.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE HALL

Cloaks cupboard, access to loft, door to



LOUNGE/DINING ROOM

17'3 x 11'8

Window and door to garden, radiator, door to



KITCHEN

8'2 x 7'2

Window to rear, door to side, range of fitted units, stainless steel sink unit, integrated oven/hob, space for appliances, airing cupboard with hot water tank, wall mounted 'Worcester' gas boiler.



BEDROOM ONE

10'4 x 9'1

Window to front, radiator



BEDROOM TWO

10'3 x 8'1

Window to front, radiator, integrated cupboard



BATHROOM

6'5 x 5'6

Window to side, bath, sink, WC, part tiled walls, radiator



OUTSIDE



FRONT GARDEN

Laid to lawn

REAR GARDEN

With gated side access, mature lawn, trees and shrubs



GARAGE

Single garage in adjacent block



PARKING

Off road parking in front of garage and free parking bays/area intended for residents.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band C, Bedford

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).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 PLUS VAT)

HOW TO GET THERE

From M1 Junction 13, take the A421 east toward Bedford, exit at the A6 (Bedford South), then follow the A6 into Bedford toward Goldington/Putnoe; from there, turn into the Woodside area and follow local roads to Belvoir Walk, where number 15 is located.

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For further information on viewing call 01908 030127