



47 Main Road, Biddenham
Bedford MK40 4BD

Guide £375,000

FOR SALE BY PUBLIC AUCTION ON 1st OCTOBER 2026 via BTG Eddisons

- Detached bungalow
- Scope for redevelopment
- Three bedrooms
- Kitchen/breakfast room
- Living room
- Two bath/shower rooms
- Mature plot around 0.14 acres, subject to survey
- Garage
- Freehold

Description

A detached bungalow set in a very sought after location, within the village of Biddenham to the west of Bedford.

The bungalow requires modernisation and offers scope for redevelopment, subject to planning permission.

The accommodation includes three bedrooms, two bath/shower rooms, a kitchen/breakfast room and a living room with vaulted ceiling. There is an attached garage with a utility room. The property sits on a mature plot and has off road parking. The property has mains gas central heating and double glazing.

The property is currently suffering from subsidence and we refer bidders to the structural report contained within the legal pack. Some nearby trees in the area are subject to preservation orders.

Main Road is one of Biddenham's most prestigious addresses, offering an exclusive and peaceful setting within this highly desirable Bedfordshire village. Bedford's mainline railway station is situated close by and good access is available by road for the A421, the A1 & M1.

Council Tax Band - E

Energy Efficiency Rating - B







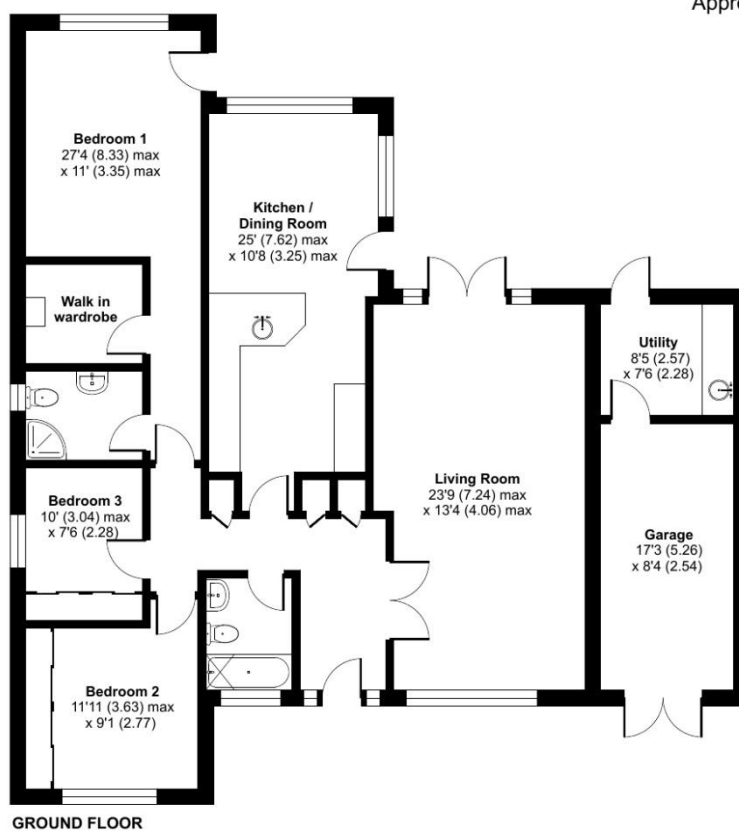
Main Road, Biddenham, Bedford, MK40

Approximate Area = 1242 sq ft / 115.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1444 sq ft / 134 sq m

For identification only - Not to scale



Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)

- Buyer's Fee of £2,100 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about the auction processes, please refer to the Bidder Terms which can be viewed on the BTG Eddisons home page.

This explains the types of auction and sale methods they offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Register to bid and download via BTG Eddisons -
<https://www.btgeddisonspropertyauctions.com/>

These particulars are given on the express understanding although every possible care is taken to ensure of the accuracy given, Lane and Holmes LLP will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties.