



**Woburn View, Watling Street, Hockliffe, Leighton Buzzard,  
LU7 9NF**



**welcome to**

**Woburn View, Watling Street, Hockliffe, Leighton Buzzard**

GRADE II LISTED - Perfect for a FIRST TIME BUY! If you are looking for a period property that has all the character but benefits from modern comforts, then look no further. With spacious accommodation and a garden kitchen, these are just a few reasons why you need to see this home in the flesh.



## 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.

## Lounge

14' 1" x 13' 1" ( 4.29m x 3.99m )

Two single-glazed windows to the front, with secondary glazing, radiator and single-glazed window to the rear. Inglenook fireplace with brand new multi-fuel burning stove.

## Kitchen

14' 11" to window x 8' 7" ( 4.55m to window x 2.62m )

Partially tiled, fitted kitchen with a mix of wall and base units with quartz work surface. Sink with drainer, double oven and induction hob with chimney style extractor fan. Integrated dishwasher and fridge. Breakfast bar with space for two seats, vertical radiator and skylight. Single-glazed window to the rear and single-glazed door leading out to the garden and outdoor kitchen.

## First Floor

### Landing

Stairs from the ground floor.

## Bedroom One

9' 1" x 8' 1" ( 2.77m x 2.46m )

Large walk-in storage cupboard, radiator and single-glazed window with secondary glazing to the front.

## Bedroom Two

8' 4" to wardrobe x 6' 6" ( 2.54m to wardrobe x 1.98m )

Built-in wardrobe with hanging rail, 2 built-in storage cupboards, radiator and 2 single-glazed windows with secondary glazing to the front.

## Bathroom

Wash hand basin with mixer tap set in a vanity unit, low-level WC and shower cubicle with mixer tap. Vertical radiator and single-glazed obscured window to the rear.

## Outside

### Rear Garden

Mature rear garden which is mainly laid to lawn with a patio area. Outbuilding housing the outdoor kitchen with a mix of wall and base units, sink with tap and space for a gas BBQ.

## Garage / Utility Room

Utility space, a wall mounted wash hand basin with mixer tap and low-level WC. Storage cupboard and double-glazed obscured window to the rear. Double sliding doors to the front.



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## **Woburn View, Watling Street, Hockliffe Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GRADE II LISTED
- REFURBISHED THROUGHOUT

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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