



Connells

Richmond Road
Westoning Bedford



Property Description

Nestled in a sought-after location, this three-bedroom semi-detached home presents a unique opportunity for those with a vision for transformation. While the property requires refurbishment, it boasts a generous layout, an integrated garage, three well proportioned bedrooms and an en-suite. Inside, the blank canvas extends throughout, offering an exciting project for creating a personalised living space. Externally, the property benefits from a well sized garden, integrated garage offers secure parking or additional storage, a large driveway for multiple cars. Viewing is highly recommended.

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

Door to front leading into porch area, second door to living room.

Cloak Room

Double glazed opaque window to front, low level WC, hand wash basin, radiator

Kitchen

12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to rear, wall to base fitted units, easy clean work surfaces, one and a half bowl stainless steel sink with drainer, oven and cooker extractor fan above. space for fridge freezer, tiling, glazed door leading to conservatory.

Conservatory

7' 9" x 7' 3" (2.36m x 2.21m)

Work surface with cupboards, plumbing for washing machine, tiled floor, door leading to rear garden.

Living Room

15' x 13' 3" (4.57m x 4.04m)

Double glazed window to front, stairs rising to first floor, fire place, radiator, TV point.

Dining Room

12' 4" x 8' 11" (3.76m x 2.72m)

Two patio doors, opening to rear garden.

Landing

Loft access, doors to bedrooms and bathroom.

Bedroom 1

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to front, radiator.

En-Suite

Double glazed window to side, shower room, radiator.

Bedroom 2

8' 4" x 10' 11" (2.54m x 3.33m)

Double glazed window to front, radiator.

Bedroom 3

7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window, radiator.

Bathroom

Double glazed window to front, bath, low level WC, tiling, wash hand basin, radiator.

Garage

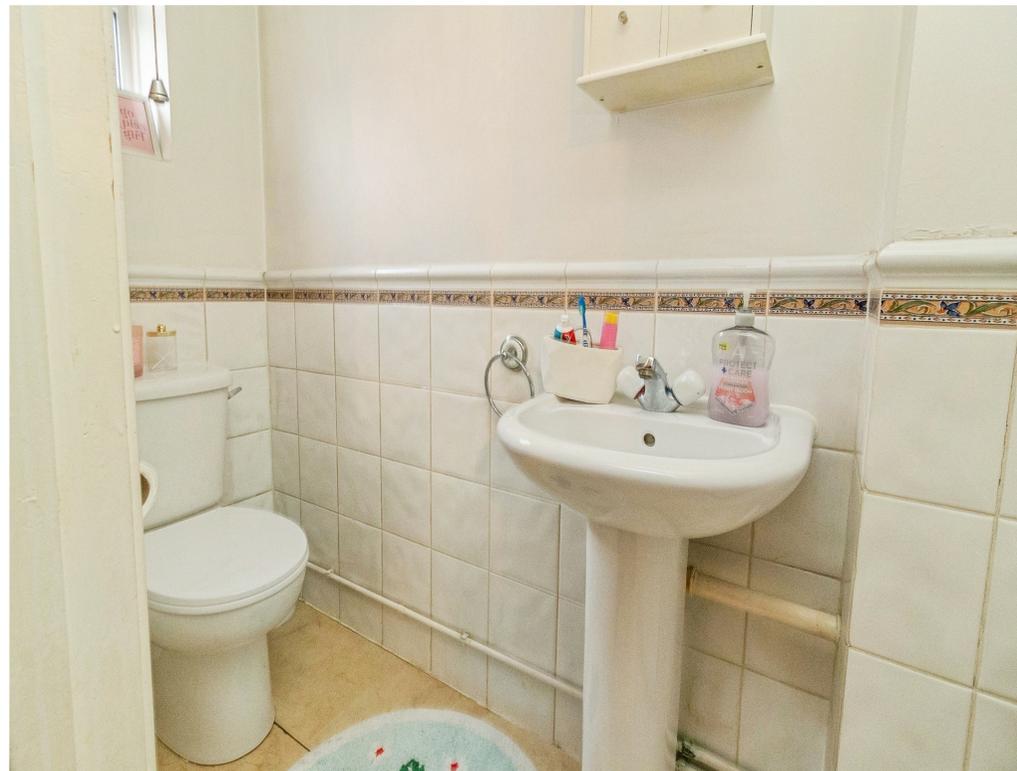
Single garage which is attached to the home with up and over door.

Front Garden

Lawn to front with picket fence, paved driveway leading to garage.

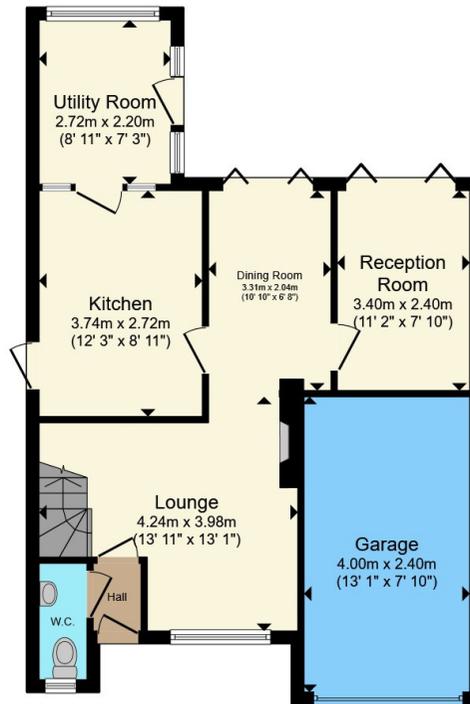
Rear Garden

Laid to lawn with hard-standing patio area, with side gate access.

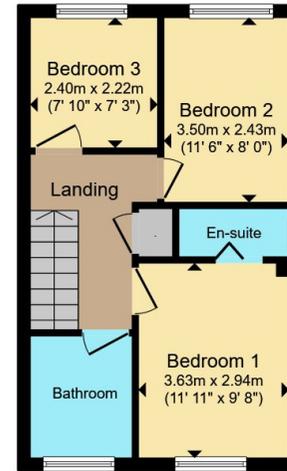








Ground Floor



First Floor

Total floor area 93.3 m² (1,004 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305668



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