Connells

Manor Road
Marston Moretaine Bedford

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Marston Moretaine Bedford MK43 0PD

for sale guide price
£225,000

Property Description

Offered to the market with no onward chain, this two-bedroom mid-terrace house is situated in the sought-after village of Marston Moretaine, making it an ideal purchase for first-time buyers or investors alike.

The accommodation comprises an entrance hall leading to a fitted kitchen and a spacious lounge with views over the rear garden. The ground floor also benefits from a practical wet room/WC. To the first floor are two generous double bedrooms and a split bathroom arrangement, providing separate facilities and enhancing everyday practicality. Outside, the property enjoys both front and rear gardens, offering space for relaxing, gardening, or entertaining. Residents also benefit from communal parking.

Marston Moretaine is a popular and well-served village situated between Bedford and Milton Keynes. The village offers a range of local amenities including shops, public houses, takeaways, a GP surgery, pharmacy, and well-regarded schooling. The nearby Forest Centre and Millennium Country Park provide excellent opportunities for walking, cycling, and outdoor recreation, making the area particularly appealing to families and nature lovers alike.

The property is also well positioned for commuters, with excellent transport connections close by. The A421 bypass provides convenient access to Bedford, Milton Keynes, the M1 motorway, and the A1. Railway services can be found at nearby Lidington, Flitwick,Stewartby and Millbrook stations while Bedford and Milton Keynes Central.

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

Access into property via opaque double-glazed door to front aspect, built in storage cupboard, access into the kitchen, lounge and wet room/wc.

Wet Room

Hand wash basin, toilet, extractor fan, opaque double-glazed window to front aspect, radiator,

Kitchen

Wall to base fitted units, easy clean work surfaces, radiator, sink with drainer, space for white goods, double-glazed window to front aspect.

Living Room

Two radiators, double-glazed window to rear aspect.

Rear Hallway

Access to kitchen, lounge, stairs, boiler cupboard and rear garden via opaque double-glazed doors, radiator.

First Floor

Landing

Access to split bathroom, bedrooms one and two, hot water tank cupboard and loft access, radiator.

Bedroom 1

Radiator, double-glazed window to rear aspect.

Bedroom 2

Double-glazed window to front aspect, radiator.

Bathroom

Split Bathroom
Low level wc, opaque double-glazed window to front aspect
Washroom - radiator, wash hand basin, bath, opaque double-glazed window to front aspect

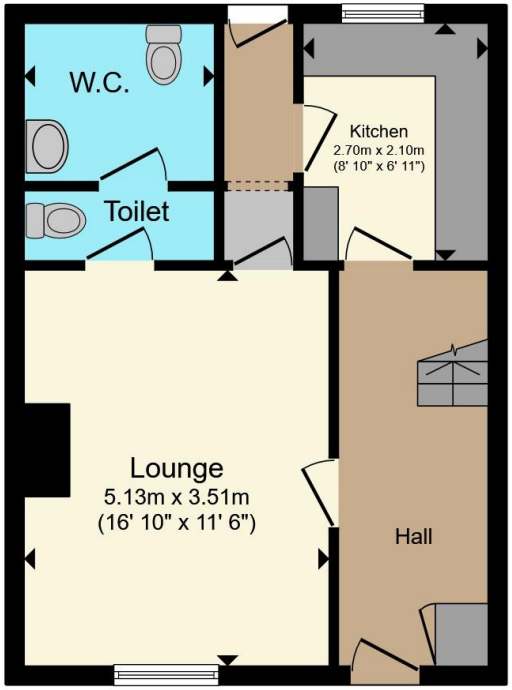
Outside

Front Garden

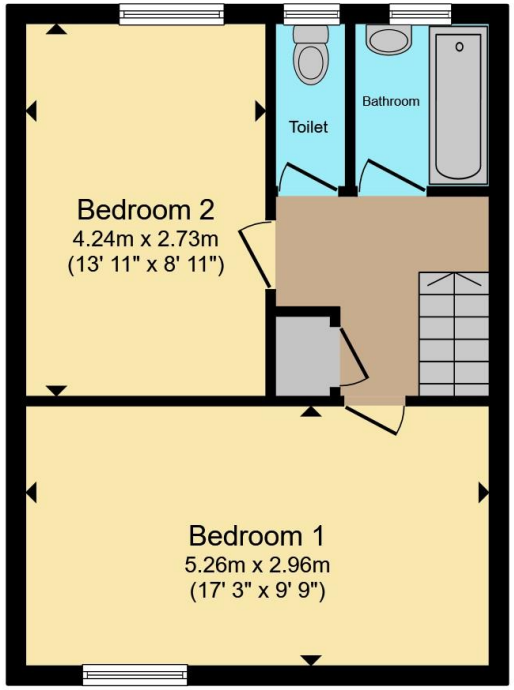
Lawn area, path to front door, mature plants and shrubs. Parking -built in storage cupboard attached to front of house. Ample on street parking just a short walk from front door

Rear Garden

Good sized rear garden with patio area, lawn, mature plants and shrubs. Access via opaque double-glazed door to rear aspect into rear garden.



Ground Floor



First Floor

Total floor area 76.8 m² (827 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

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To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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