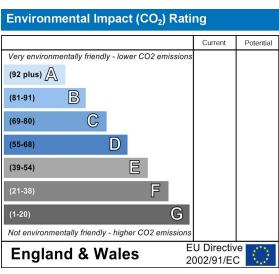
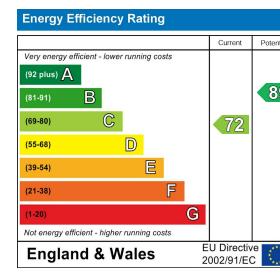


Not to scale. For illustrative purposes only

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**23 Vicarage Hill, Flitwick,
Central Bedfordshire, MK45 1HZ**



For Auction, Guide £200,000+

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 18TH FEBRUARY ** GUIDE PRICE £200,000+ ** VIEWINGS BY APPT SATURDAY 10TH JANUARY 11:00 AM TO 12:00 PM, SATURDAY 24TH JANUARY 12:15 PM TO 1:15 PM & SATURDAY 7TH FEBRUARY 11:45 AM TO 12:30 PM ** This attractive two-bedroom semi-detached home is an ideal renovation project with excellent potential. It is located in the popular Central Bedfordshire town of Flitwick, around half a mile from Flitwick rail station, which offers Thameslink services to London St Pancras in under 60 minutes. The property benefits from double glazing, gas central heating with radiators and a combination boiler, off-road parking, and a shared driveway to the side leading to a mature garden and a detached garage. Internally, the accommodation includes a 17ft kitchen/diner, a separate living room, a ground-floor shower room, and two good-sized double bedrooms on the first floor. Offered with vacant possession, this property would make a fantastic home or a long-term investment opportunity, with plenty of scope to add value.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/bedsandbucks

23 Vicarage Hill, Flitwick, Central Bedfordshire, MK45 1HZ

ACCOMODATION

ENTRANCE HALL

UPVC double glazed front door, radiator, stairs to 1st floor, door to

LOUNGE

14 x 10'4

Double glazed bay window to front, radiator



KITCHEN/DINER

17'5 x 8'7

Kitchen area with a range of fitted units, stainless steel sink unit, space for appliances, double glazed windows and door to rear. Dining area with space for table and chairs, under-stairs storage area, radiator.



SHOWER ROOM

5'6 x 5'4

Double glazed window to rear, sink, WC, walk in shower and tiled walls



LANDING

Door to

BEDROOM ONE

14'1 x 10'4

Two double glazed windows to front, radiator, integrated wardrobe



BEDROOM TWO

14'1 x 9'0

Two double glazed windows to rear, integrated cupboard, airing cupboard housing combination gas boiler.



OUTSIDE



OFF ROAD PARKING

Off street parking to front and shared driveway to side leading to garage

GARAGE

22 x 8'4

Single detached garage



REAR GARDEN

Mainly laid to lawn with fenced boundaries and mature fruit trees, rose beds and herb garden.



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B Central Bedfordshire

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 PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3360 (£2800 plus vat)

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

HOW TO GET THERE

From the M1 motorway southbound, take Junction 12 (Toddington Interchange) off the M1, then follow signs for the A5120/Ampthill/Flitwick northbound; continue on the A5120 into Flitwick, turn right onto Dunstable Road/B530, then follow local roads (e.g., turn into Vicarage Hill/Dunstable Road and then onto Vicarage Close) until you reach 23 Vicarage Hill, Flitwick. The property is well situated for access to local schools, shops, Flitwick Train Station and also just 14.5 Miles from Luton Airport (by car).

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For further information on viewing call 01908 030127