



11 Warwick Avenue, Bedford, Bedfordshire, MK40 2EE



For illustration purposes only - not to scale



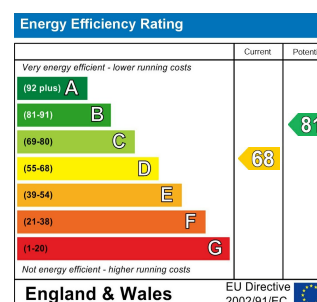
For auction £350,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 11:00 AM ** GUIDE PRICE £350,000 to £400,000 ** VIEWINGS BY APPOINTMENT ** SATURDAY 5TH SEPTEMBER 11:00 AM TO 12:00 PM, WEDNESDAY 9TH SEPTEMBER 4:00 PM TO 5:00 PM & SATURDAY 12TH SEPTEMBER 11:00 AM TO 12:00 PM ****

This outstanding property presents an amazing investment opportunity in one of the most desirable parts of Bedford, within close proximity to the Town Centre and Train Station. Formerly a licensed HMO, the property offers extensive living space over three floors. The ground floor has been subdivided into two flats, which have been partially converted and require completion. The first floor comprises three let bedrooms, currently generating £1,455 pcm, while the vacant top floor offers four further rooms. The property also features multiple bathrooms and an enclosed rear garden. With some additional investment and the renewal of the HMO licence, this property could generate significant income and presents a compelling opportunity for a long-term investment.

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ACCOMODATION

GROUND FLOOR

ENTRANCE

Door to ground floor space and door leading to 1st floor

HALLWAY

Understairs storage cupboard, doorway to:

STUDIO ROOM

13'5x 12'9

Window to front, fitted kitchen area

BATHROOM

10'0 x 6'0

Window to side, bath, sink, WC, part tiled walls, radiator, shower area.

2ND STUDIO ROOM

16'2 x 10'10

Windows and door to rear, door to

KITCHEN/DINER

17'0 x 10'2

Window and door to side

BEDROOM

10'0 x 7'8

Window to side, walk in cupboard

1ST FLOOR LANDING

Stairs to second floor, door to

BEDROOM

16'0 x 13'2

Window to front

BEDROOM

14'0 x 10'10

Window to rear

BEDROOM

11'10 x 10'0

Window to rear

KITCHEN

10'0 x 8'7

Window to front, modern fitted kitchen with a range of units

SHOWER ROOM

Modern fully tiled shower room with shower, sink & wc

SHOWER ROOM

Modern fully tiled shower room with sink, wc & shower

2ND FLOOR LANDING

2ND FLOOR MEASUREMENTS NOTE: Please note some of the measurements are taken at the widest points due to the irregular room shapes and any measurements are should be taken as a guide only.

Door to

BEDROOM

20'1 x 11'10

Windows to rear and side, door to

BEDROOM

7'8 x 7'2

Window to rear

STUDY

13'4 x 7'1

Windows to side and front

2ND STUDY

11'8 x 7'7

Window to front

OUTSIDE

GARDENS

Front garden and enclosed rear garden mainly laid to lawn with side access.

PARKING

On street resident permit parking

EPC

Please note the property has had two separate EPC's carried out to cover the whole property, both are rated at grade D

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band F, Bedford Council

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 ADMINISTRATION CHARGE

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

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

From M1 southbound J13, take A421 towards Bedford, stay on the A421 until the A6/Interchange Retail Park junction, then follow A6 Bedford, continue onto Ampthill Road, then Cauldwell Street, St John's Street, Clapham Road, and turn into Warwick Avenue

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