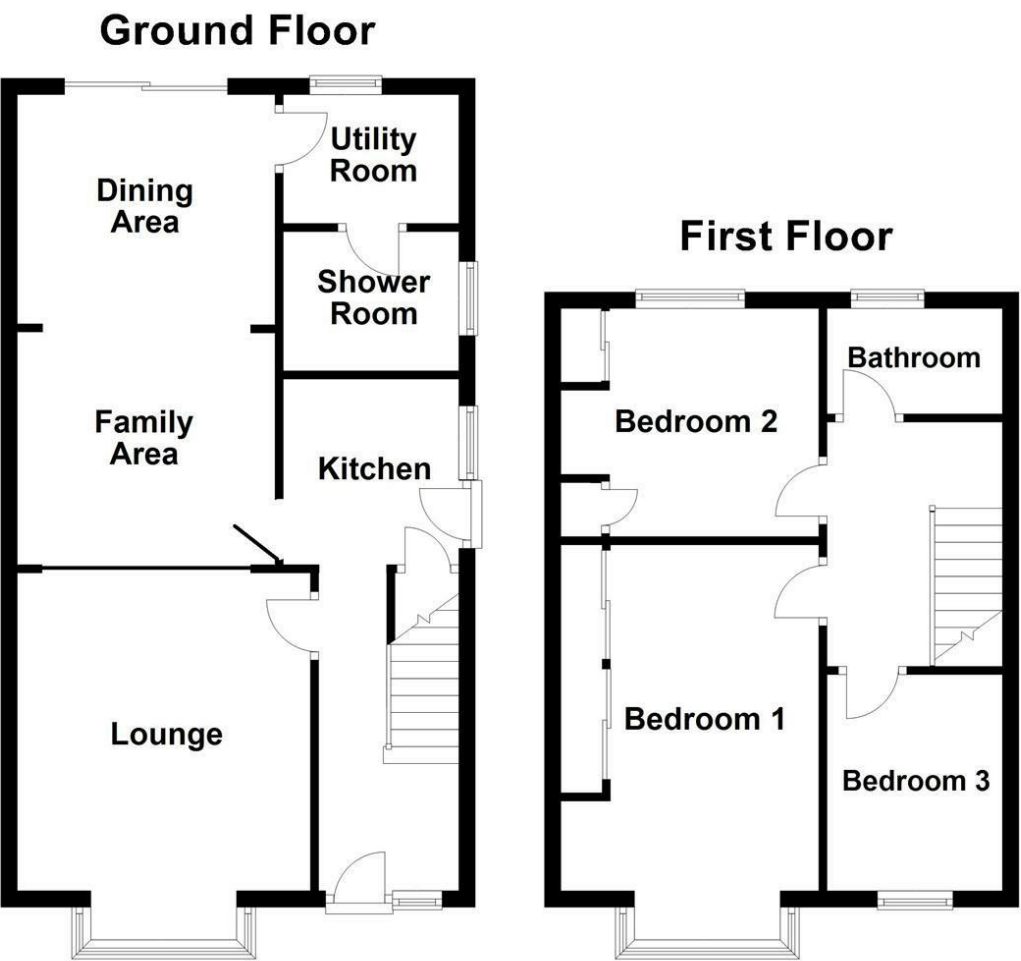




1 Hazelwood Road, Bedford, MK42 0HN



For illustration purposes only - not to scale



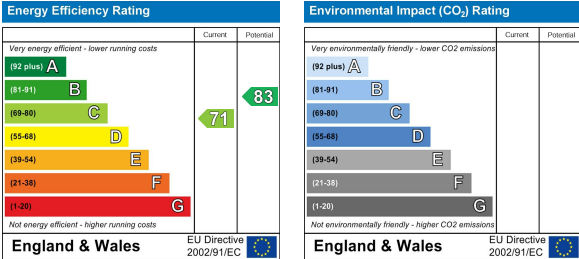
For Auction, Guide £235,000 to £250,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £235,000 TO £250,000 ** VIEWINGS BY APPOINTMENT ** (NEXT SLOT) SATURDAY 25TH JULY 11:00 AM TO 12:00 PM ****

**** IDEAL INVESTMENT PURCHASE ** EXTENDED THREE BED SEMI WITH DOUBLE GARAGE ** BEING SOLD WITH TENANTS IN SITU PAYING £15,600 PA IN RENT **** This extended three-bedroom semi detached home is offered as an ongoing investment opportunity and is currently let on a periodic tenancy from 26th May 2026, generating £1,300 per calendar month, with potential for rental growth in line with current market rates. Situated approximately one mile south of Bedford town centre, the property benefits from convenient access to a range of local amenities, including schools, shops, and transport links. Features include two reception rooms, a utility room, and a ground-floor shower room, while externally there is off-road parking to the front, a generous rear garden, and a detached double garage located at the rear of the property with access via a service road running alongside the house. This well-positioned property represents an attractive investment with an established rental income and scope for future enhancement of returns.

REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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1 Hazelwood Road, Bedford, MK42 0HN

ACCOMODATION

ENTRANCE HALL

13'0 x 5'9

Front door, stairs to 1st floor, door to side, door to kitchen, door to:

LOUNGE

12'9 x 11'10

Bay window to front, open plan to



FAMILY ROOM/DINING AREA

22'10 x 10'05

Patio door to garden, door to utility room



KITCHEN

7'6 x 7'1

Window to side, fitted wall and base units, space for appliances



UTILITY ROOM

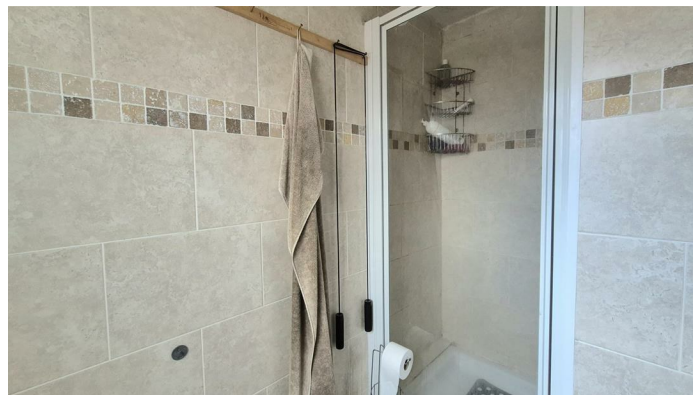
7'2 x 5'7

Window to rear, door to

SHOWER ROOM

7'2 x 4'7

Tiled walls, shower cubicle, sink & wc



LANDING

Doors to

BEDROOM ONE

13'11 x 10'05

Bay window to front



BEDROOM TWO

9'2 x 9'1

Window to rear

BEDROOM THREE

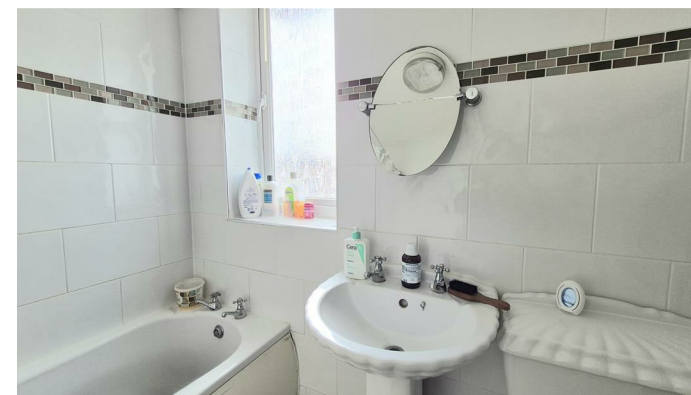
8'8 x 7'3

Window to front

BATHROOM

7'1 x 4'3

Window to rear, tiled walls, sink, wc, bath and radiator



OUTSIDE

GARDENS

Good size rear garden, mainly laid to lawn with door to garage

PARKING

Off road parking to front and detached double garage to rear

SERVICES

No appliances or services have been tested

COUNCIL TAX

Bedford Council Band C

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 the M1 Southbound, leave the motorway at Junction 13 (Ridgmont Interchange), signed for Bedford and the A421. Follow the A421 eastbound towards Bedford for approximately 10 miles, then take the exit for Bedford South/A600. Continue on the A600 towards Bedford town centre, following signs for Ampthill Road and then Harrowden Road then turn into Harwood Road,

DOISA/010626SA0395

For further information on viewing call 01908 030127