



Connells

Bush Close
Toddington Dunstable

Bush Close Toddington Dunstable LU5 6EF

for sale guide price
£330,000



Property Description

Situated on the edge of the highly sought-after village of Toddington, this spacious three double bedroom family home offers well-balanced accommodation throughout and presents an excellent opportunity for families looking to personalise and potentially extend a property over time (STPP). The ground floor comprises a welcoming entrance hall, a bright dual aspect living room flooded with natural light, a separate dining room ideal for family meals and entertaining, and a fitted kitchen providing ample storage and workspace.

To the first floor, the property offers three generously sized double bedrooms, all served by a family bathroom, creating practical and versatile living space for growing families. Outside, the property truly comes into its own with a substantial rear garden, predominantly laid to lawn and offering plenty of space for children to play, outdoor entertaining or future landscaping projects.

Enjoying a popular village location close to amenities, schooling and commuter routes, this is an excellent opportunity to acquire a spacious family home with further potential.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 Hall

Radiator

Cloakroom (outside)

WC, wash hand basin

Lounge

Window to front and rear aspect, two radiators, carpet

Dining Room

Window to rear aspect, radiator, carpet

Kitchen

Window to front aspect, space for oven and hob, cooker-hood, one bowl sink and drainer, radiator, storage, tiled flooring

Landing

Window to front aspect

Bedroom One

Window to rear aspect, storage, radiator, carpet

Bedroom Two

Window to rear aspect, radiator, carpet

Bedroom Three

Window to rear aspect, loft access, storage, carpet

Bathroom

Window to front aspect, WC, wash hand basin, bath, radiator

Outside

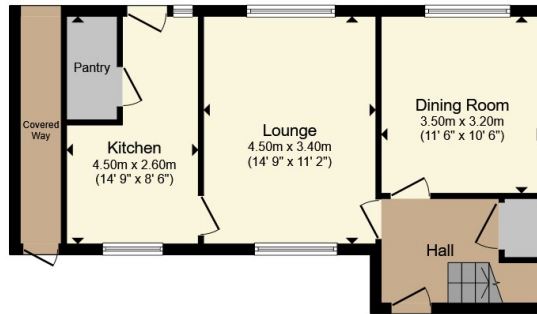
Rear Garden

Brick storage, wooden shed

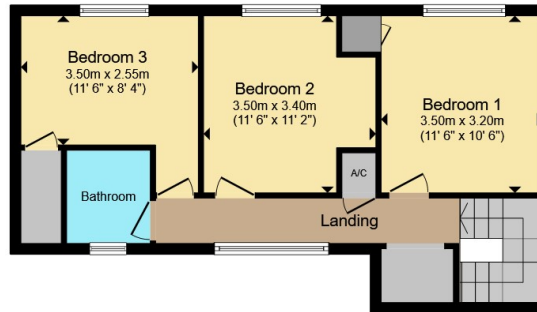








Ground Floor



First Floor

Total floor area 100.2 m² (1,079 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

Connells

To view this property please contact Connells on

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19 High Street North
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312647



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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