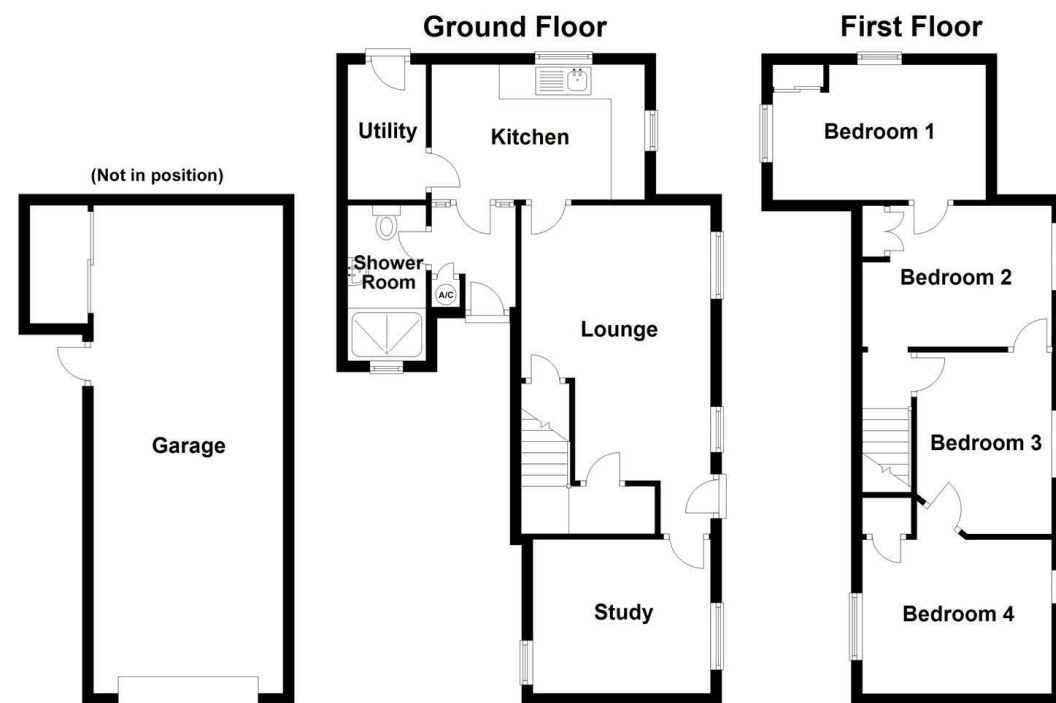




21 Greenfield Road, Pulloxhill, Bedfordshire, MK45 5EZ



Not to scale. For illustrative purposes only



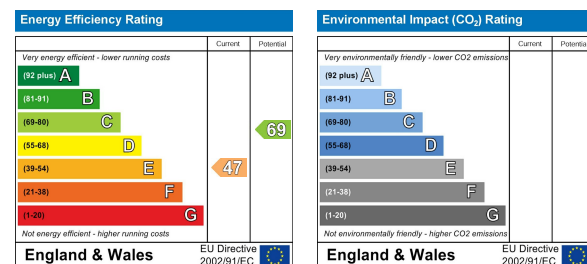
**For Auction, Guide £350,000 to £400,000**

**\*\* FOR SALE BY LIVESTREAM AUCTION \*\* WEDNESDAY 1ST JULY 1.00 PM \*\* GUIDE PRICE £325,000 to £365,000**  
**\*\* VIEWINGS BY APPOINTMENT \*\* NEXT SLOT SATURDAY 27th JUNE 1.00 PM TO 1:30 PM \*\***

This period detached cottage sits on a fantastic-sized plot and offers excellent potential for modernisation and possible development, subject to the necessary planning permissions. Importantly, the property is not listed and lies outside a conservation area, making it an attractive opportunity for buyers seeking an undeveloped project. Located in the quiet Bedfordshire village of Pulloxhill, the property is just a short drive from Flitwick and within convenient reach of Bedford and Milton Keynes, offering a balance of rural living with good access to nearby towns and amenities. The existing home provides approximately 870 sq ft of accommodation and benefits from extensive gardens, ample off-road parking, and a detached garage, making it an excellent opportunity to renovate, extend, or potentially redevelop, subject to planning.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
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## POTENTIAL

The property sits on wide plot ending at the corner junction with Tyburn Lane. The width of the plot may provide scope to build new dwellings alongside the existing house which itself has scope to extend further, all of which would be subject to all necessary planning approval consents.

## ACCOMODATION

### ENTRANCE

Front door into Lounge

### LOUNGE

16'4 x 11'0

Two windows to front, stairs to first floor,



### STUDY/RECEPTION ROOM

10'6 x 9'1

Dual aspect with windows to front and rear

### KITCHEN

12'7 x 8'0

Two windows to rear, door to side leading to garden, range of basic fitted units.



### HALLWAY

Door to

### AIRING CUPBOARD

### SHOWER ROOM

9'2 x 4'8

Walk in wet room with tiled walls, shower area, sink and WC



### LANDING

Door to

### BEDROOM ONE

11'3 x 10'6

Dual aspect with windows to front and rear



### BEDROOM TWO

10'2 x 8'4

Window to rear, connecting door to



### BEDROOM THREE

10'9 x 6'10

Window to rear, connecting door to



### BEDROOM FOUR

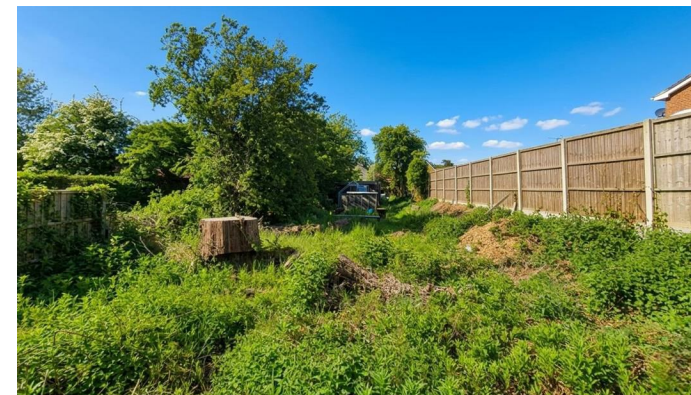
12'8 x 8'3

Dual aspect with windows to front and side

### OUTSIDE

### GARDENS

Extensive gardens to side leading all the way to the corner of the junction with Greenfield Road and Tyburn Lane



### GARAGE AND PARKING

With driveway access off Greenfield Road with hardstanding for vehicles and a single garage.



### SERVICES

No appliances or services have been tested

### COUNCIL TAX

BAND D 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 be 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 £4200 (£3500 plus vat)

### HOW TO GET THERE

From the M1 exit the M1 at J12 and take the A5120 toward Flitwick, then almost immediately pick up signs for the A507 eastbound toward Shefford; follow the A507 for a short distance before turning left onto the B655 toward Pulloxhill, continue through the village centre, then turn onto Greenfield Road

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