



BUYERS ADMINISTRATION CHARGE

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

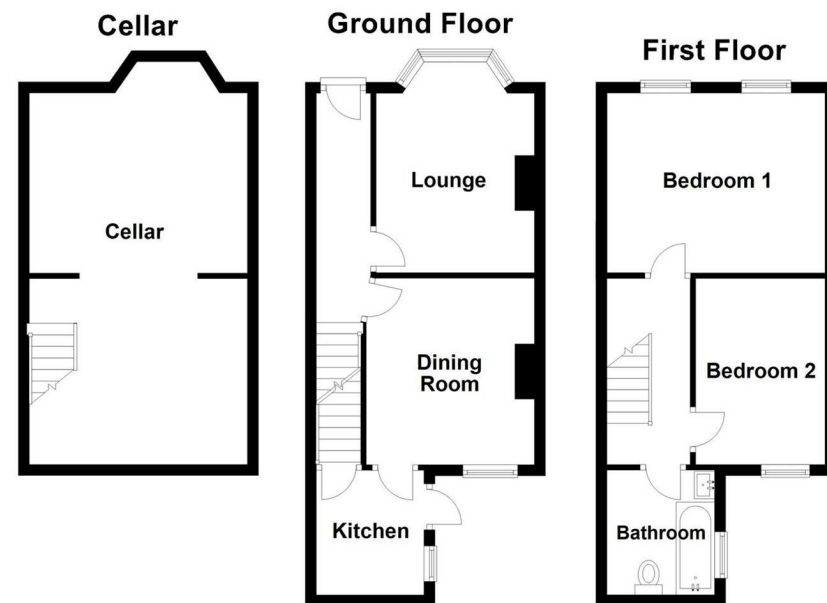
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 PLUS VAT)

HOW TO GET THERE

From the M1 Junction 11 (the closest southbound junction for Dunstable), leave the M1 and take the exit onto the A505 toward Dunstable. At the roundabout follow signs for Dunstable town centre, staying on the A505 until you reach the main crossroads with the A5 in central Dunstable. Turn left onto the A5 (High Street South) and continue through the town. Then turn right onto Great Northern Road.

DOISA/0903SA0326



Not to scale. For illustrative purposes only



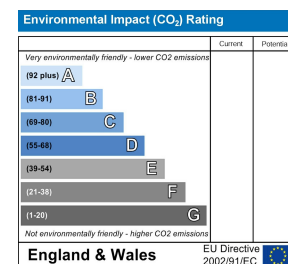
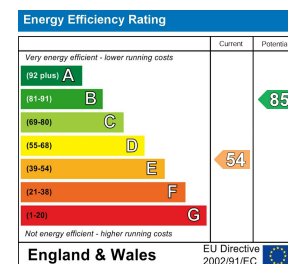
For Auction, Guide Price £175,000+

** SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS **

This period end-of-terrace, two-bedroom freehold property presents an excellent investment and refurbishment opportunity, offering significant potential to add value. Requiring modernisation throughout, the house provides a fantastic chance for investors or developers to create a highly desirable home. The accommodation includes two reception rooms, a kitchen, two bedrooms, and a first-floor bathroom, along with a basement comprising two additional rooms, offering flexible space that could be utilised for storage, workspace, or further development (subject to the necessary permissions). Externally, the property benefits from front and rear gardens and on-street parking, further enhancing its appeal. Ideally situated in the heart of Dunstable, the property is within easy reach of the High Street and local amenities. It also offers convenient access to Luton town centre and the M1 motorway, making it well positioned for commuters and tenants alike.

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

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ACCOMODATION

LOUNGE

12'7 x 9'6

Bay window to front



DINING ROOM

11'1 x 10'1

Window to rear, door to



KITCHEN

7'6 x 6'5

Window to side, door to side, door & stairs to cellar, basic units fitted



CELLAR ROOM ONE

12'9 x 11'1

Leads to



CELLAR ROOM TWO

12'9 x 10'7

With skylight window



LANDING

Access to loft, door to

BEDROOM ONE

13'0 x 10'8

Two windows to front



BEDROOM TWO

11'2 x 7'9

Window to rear



BATHROOM

7'5 x 6'5

Window to rear, basic bath suite, sink and wc



OUTSIDE



GARDENS

Good size rear garden with side access and walled front garden



PARKING

On street parking (unpermitted)

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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

For further information on viewing call 01908 030127