



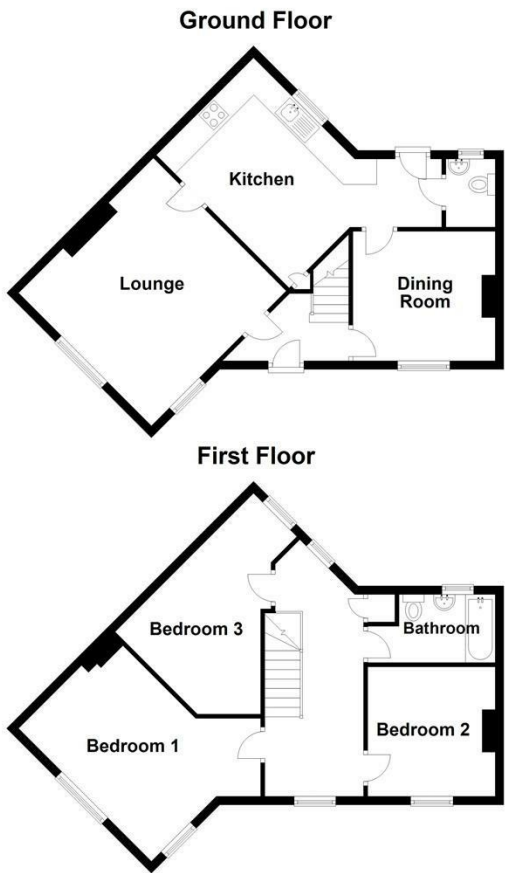
**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £4200 (£3500 plus vat)

**HOW TO GET THERE**

From the centre of Bedford, follow London Road in a south direction, turn right into Elstow Road and take the eighth turning into Kelvin Avenue and you will find Kelvin Crescent on your left hand side.

**DOISA/0908SA0156**



Not to scale. For illustrative purposes only

1 Kelvin Avenue, Bedford, Bedfordshire, MK42 9SA

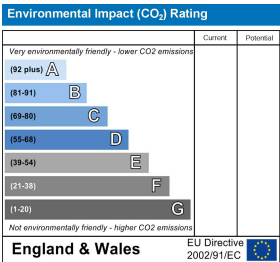
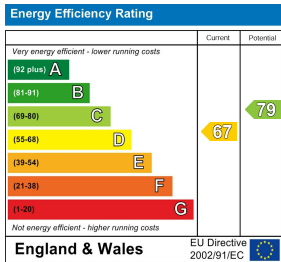


**For Auction, GUIDE £160,000+**

**\*\*FOR SALE BY AUCTION ON WEDNESDAY, 24TH SEPTEMBER 2025 COMMENCING AT 1PM**  
**\*\*SALE VIA A LIVE-STREAMED AUCTION\*\*** GUIDE PRICE £160,000+ **\*\*VIEWINGS BY APPT SATURDAY 30/08/25 11:00-12:00 & SATURDAY 06/08/25 11:00-12:00** **\*\*** An exciting opportunity for professional investors and developers alike. A spacious three-bedroom, two-reception room corner terrace house requiring modernisation throughout, the property presents the ideal blank canvas for refurbishment or redevelopment (subject to necessary consents). The ground floor features two well-proportioned reception rooms, a separate kitchen area, and a convenient shower room. Upstairs, you'll find three bedrooms and a family bathroom. Positioned on a prominent corner plot with gardens to front/rear and off street parking. Set within an established residential area, the property offers easy access to local amenities, schools, and public transport links. Nearby bus and train connections provide convenient routes into Bedford Town Centre and surrounding areas, making it well-suited for commuters and families alike. Reputable primary and secondary schools are located within close proximity, as well as parks and shopping facilities.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01908 030127 F: 01604 232627  
<https://www.auctionhouse.co.uk/bedsandbucks>

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01908 030127 F: 01604 232627  
<https://www.auctionhouse.co.uk/bedsandbucks>



## ACCOMODATION

### ENTRANCE HALL

Stairs to 1st floor, door to

### LOUNGE

14'9 x 14'5

Dual aspect with double glazed windows to front and side, door to kitchen



### DINING ROOM

11 x 10

Double glazed window to front, door to kitchen



### KITCHEN

10'6 x 8

Double glazed window to rear, double glazed door to garden, door to



### SHOWER ROOM

5'3 x 3'10

Double glazed window to rear, shower unit, wc and sink unit

### LANDING

Access to loft, airing cupboard, door to



### BEDROOM ONE

14'5 x 13'9

Dual aspect room with double glazed windows to front and side.



### BEDROOM TWO

10 x 9'10

Double glazed window to front



### BEDROOM THREE

15'1 x 8'9

Double glazed window to rear



### BATHROOM

9'10 x 5'6

Double glazed window to rear, bath, sink and WC



## MEASUREMENTS

Due to the irregular shape of some rooms, the stated measurements may have been taken at their longest and widest points to provide a general guide. If precise dimensions are important, we strongly recommend taking your own measurements during your viewing of the property.

## OUTSIDE

### CORNER PLOT GARDENS

With a wide front garden, gated side access and a regular shape rear garden.



## PARKING

Off road parking to the front

## SERVICES

No appliances or services have been tested

## COUNCIL TAX

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).