



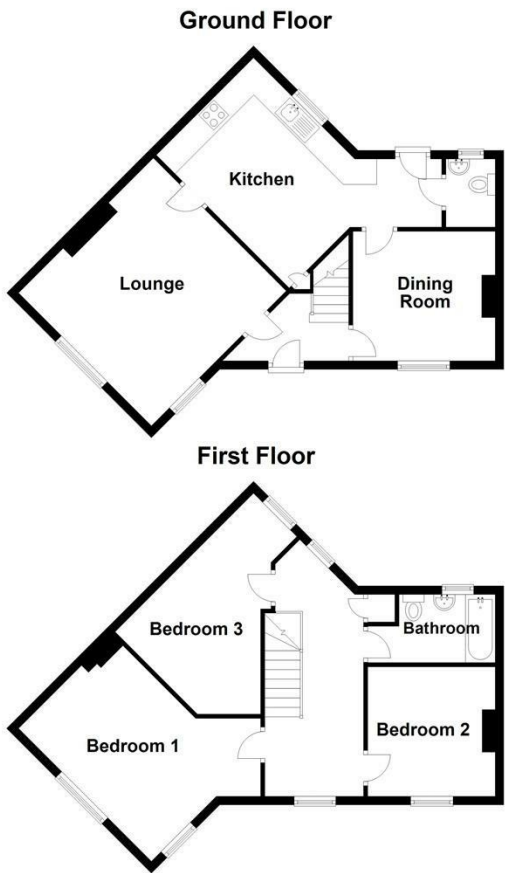
BUYERS PREMIUM CHARGE

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

HOW TO GET THERE

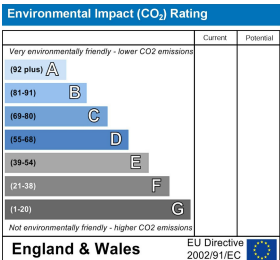
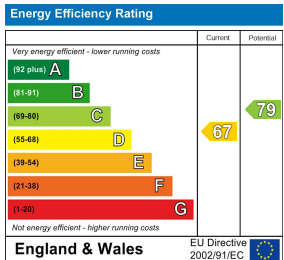
From the centre of Bedford, follow London Road in a south direction, turn right into Elstow Road and take the eighth turning into Kelvin Avenue and you will find Kelvin Crescent on your left hand side.

DOISA/0908SA0156



Not to scale. For illustrative purposes only

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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**** 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)

1 Kelvin Avenue, Bedford, Bedfordshire, MK42 9SA

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).

For further information on viewing call 01908 030127