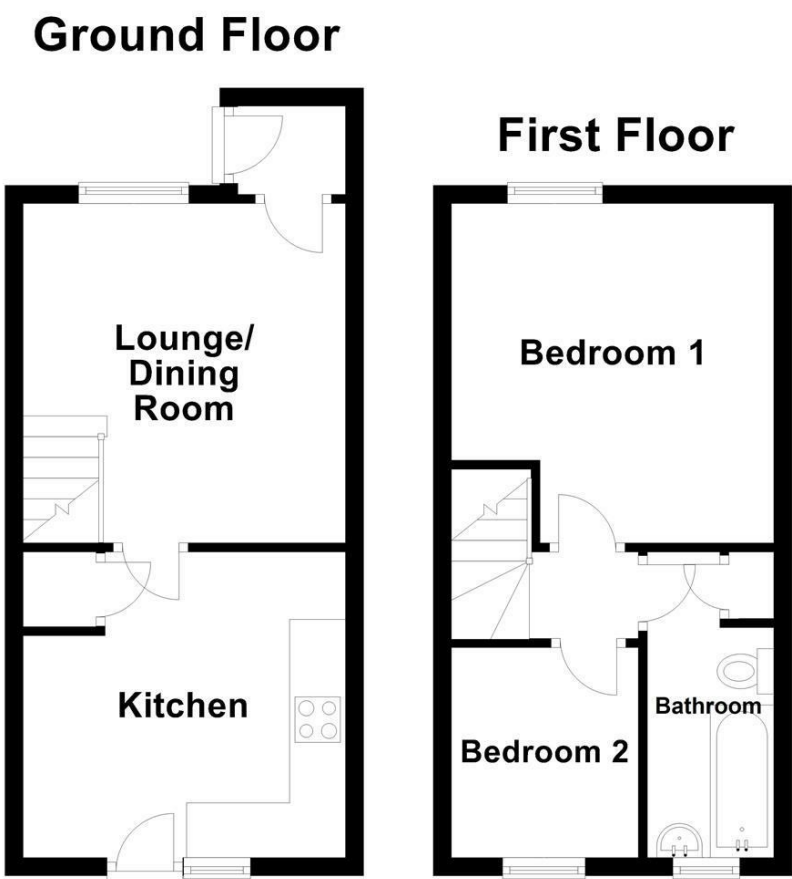




29 Badgers Close, Flitwick, Bedfordshire, MK45 1BN



Not to scale. For illustrative purposes only



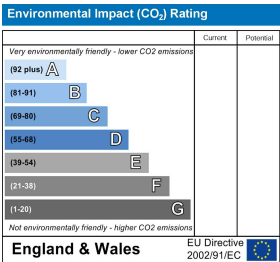
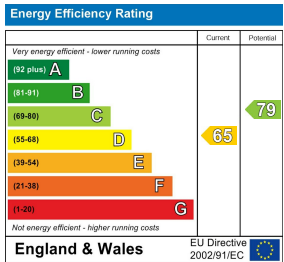
For Auction, Guide £190,000+

**** FOR SALE BY AUCTION ON WEDNESDAY, 24TH SEPTEMBER 2025 COMMENCING AT 1PM**
**** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £190,000+ ** VIEWINGS BY APPT SAT 30/08/25 2:30PM TO 3:30PM & SAT 13/09/25 2.30PM TO 3.30PM**** Exciting Renovation Opportunity – Two-Bedroom Freehold Terrace in Sought-After Flitwick. Offered to auction with vacant possession, this two-bedroom freehold terraced home presents an excellent opportunity for renovation and value enhancement. Requiring redecoration and general updating, the property is ideal for investors. The accommodation includes a lounge/dining area, a kitchen with direct access to the rear garden, two bedrooms, and a first-floor bathroom. Externally, the home benefits from front and rear gardens, along with two convenient off-road parking spaces at the front of the property. Situated in the desirable Bedfordshire town of Flitwick, the property enjoys close proximity to local amenities and excellent transport links, including Flitwick train station, offering direct connections to London and beyond.

Please note: Internal photographs and viewing dates will be available soon.

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

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29 Badgers Close, Flitwick, Bedfordshire, MK45 1BN

ENTRANCE PORCH

Front door to

LOUNGE/DINING ROOM

12'3 x 11'8

Window to front, stairs to 1st floor, door to

KITCHEN

11'8 x 11

Window and door to rear, range of fitted units.

FIRST FLOOR LANDING

Doors to

BEDROOM ONE

12'3 x 11'8

Window to front

BEDROOM TWO

7'1 x 6'9

Window to rear

BATHROOM

11 x 4'7

Window to rear, bath, sink and WC

OUTSIDE



FRONT GARDEN

Small lawn area



REAR GARDEN

Enclosed rear garden with access via the kitchen

PARKING

TWO NUMBERED PARKING SPACES TO THE FRONT



COUNCIL TAX

Band B

SERVICES

No appliances or services have been tested

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).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 plus vat (£3600)

HOW TO GET THERE

From Flitwick High Street, proceed north-east toward Station Road, turn left onto Coniston Road, then right onto Steppingley Road and take the next available left into Badgers Close.



DOISA/3107SA0146

For further information on viewing call 01908 030127