



SITUATION

Located close to the junction with Day's Lane in the popular village of Biddenham, conveniently situated less than 1 1/2 miles from Bedford town centre.

Bedford benefits from good road links being approx. 11 miles from Junction 13 of the M1 and 30 miles from Luton Airport and enjoys rail links to London St Pancras from Bedford Station (Thameslink & East Midlands Railway).

PROPERTY

An attractive gated **Detached 5 Bed House** on ground and first floors. In addition, the property includes:

- A separate **Detached Annex comprising an open plan Triple Garage** on ground floor together with a **Self-Contained Residential Studio** on the first floor.
- **Large drive for parking.**
- **Rear Garden.**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The Self-Contained First Floor Studio in the Annex is currently let at £9,000 p.a., but it will be offered with vacant possession on completion.

HOUSE – ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	19'11"	x	16'7"
Family Room	12'10"	x	11'1"
Kitchen/Diner	20'4"	x	25'5"
Utility Room	8'7"	x	7'10"
Study	10'1"	x	14'4"
Separate WC			

First Floor

Bedroom 1 with En Suite Bathroom	19'11"	x	16'8"
Bedroom 2	14'8"	x	12'0"
Bedroom 3	10'5"	x	11'3"
Bedroom 4	9'9"	x	9'10"
Bedroom 5	9'9"	x	9'5"
Family Bathroom	12'0"	x	6'6"

GIA of House Approx. 2,330sq ft

ANNEX – ACCOMMODATION (measurements to maximum points)

Ground Floor

Open Plan Triple Garage	26'0"	x	19'7"
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First Floor (see Note)

Studio Room	}		
Kitchen	}	26'0"	x 19'7"
Shower Room/WC	}		

GIA of Annex Approx. 1,018 sq ft

Total GIA of House & Annex Approx. 3,348 sq ft

Refer to the Auctioneers for the floor plan and video tour of the property.



Rear of Property





View of Annex



Vacant Detached 5 Bed House with Annex

The Surveyors dealing with this property are
Steven Grossman and John Barnett

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Premier Solicitors

Tel: 01234 860 992 Ref: Suman Bhanot

Email: suman.bhanot@premiersolicitors.co.uk