Lot 27

18 Bromham Road, Biddenham, Bedford, Bedfordshire MK40 4AF

*Guide: £900,000+ 5 Bed Detached House with separate Annex. 3 month completion (or earlier by mutual agreement).



SITUATION

Located close to the junction with Day's Lane in the popular village of Biddenham, conveniently situated less than 11/2 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 Elean

Ground Floor			
Living Room	19'11"	х	16'7"
Family Room	12'10"	х	11'1"
Kitchen/Diner	20'4"	х	25'5"
Utility Room	8'7"	х	7'10"
Study	10'1"	х	14'4"
Separate WC			
First Floor			
Bedroom 1			
with En Suite Bathroom	19'11"	х	16'8"
Bedroom 2	14'8"	х	12'0"
Bedroom 3	10'5	х	11'3"
Bedroom 4	9'9"	х	9'10"
Bedroom 5	9'9"	х	9'5"
Family Bathroom	12'0"	х	6'6"

GIA of House Approx. 2,330sq ft

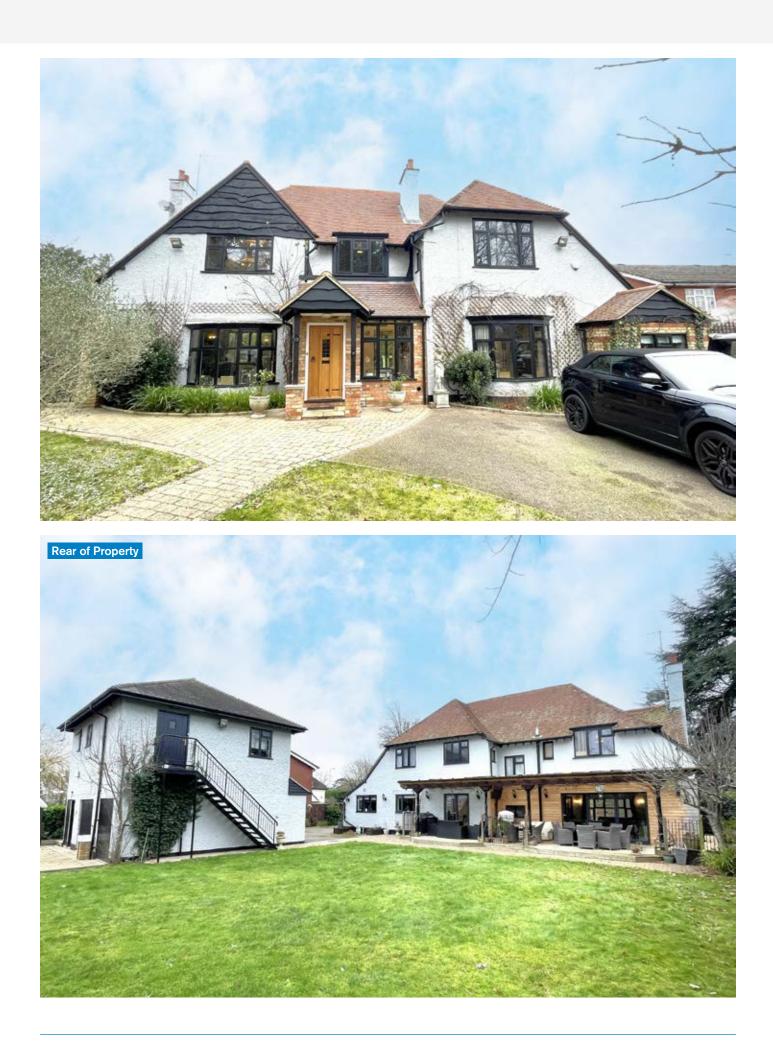
ANNEX – ACCOMMODATION (measurements to maximum points) ound Elear

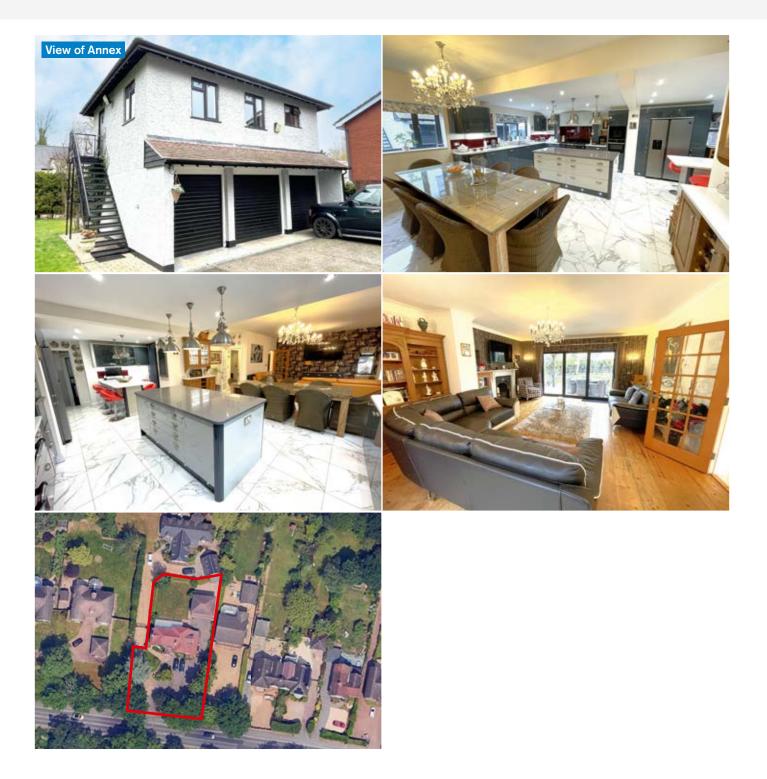
Ground Floor				
Open Plan Triple Garage		26'0"	х	19'7"
First Floor (see Note)				
Studio Room	}			
Kitchen	}	26'0"	х	19'7"
Shower Room/WC	}			

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.





Vacant Detached 5 Bed House with Annex

Vendor's Solicitors Premier Solicitors Tel: 01234 860 992 Ref: Suman Bhanot Email: suman.bhanot@premiersolicitors.co.uk

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 $\pounds1,500$ including VAT upon exchange of contracts *Refer to points 9 and 10 in the 'Notice to all Bidders'