



Upper Coombe, Linslade, Leighton Buzzard, LU7 2SQ

welcome to

Upper Coombe, Linslade, Leighton Buzzard

CHAIN FREE - This two- bedroom bungalow in the sought after area of Upper Combe, offering excellent renovation potential, positioned close to the mainline train station, local amenities and commuting routes. This is an ideal project opportunity.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double-glazed door to the front and double-glazed door to the courtyard. Doors to the kitchen and lounge/diner.

Kitchen

Loft hatch and double-glazed window to the front.

Lounge/Diner

Double-glazed window to the rear, storage heater and double-glazed Patio doors leading out to the courtyard.

Inner Hall

Doors to the lounge, both bedrooms and the shower room. Double-glazed door to the side.

Bedroom One

Built-in storage cupboard, storage heater and double-glazed window to the rear.

Bedroom Two

Built-in storage cupboard, storage heater and double-glazed window to the courtyard.

Shower Room

Double-glazed obscured window to the courtyard.

Outside

Front Garden

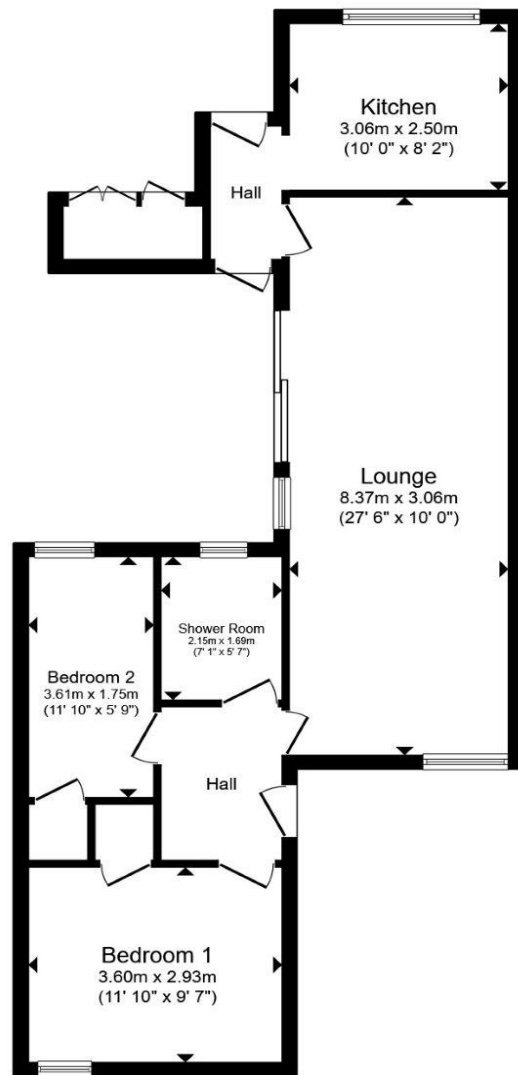
Built-in storage cupboards, split level patio, enclosed by a brick wall with gated entrance.

Courtyard

Enclosed with a patio area.

Rear Garden

Open with soil, laurel bush and paved steps to the rear door.



Ground Floor

Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RENOVATION PROJECT
- CHAIN FREE

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price
£100,000



view this property online [brownandmerry.co.uk/Property/LBZ109917](https://www.brownandmerry.co.uk/Property/LBZ109917)



Property Ref:
LBZ109917 - 0003

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