



**Hartwell Crescent, Leighton Buzzard, LU7 1NP**

**welcome to**

## **Hartwell Crescent, Leighton Buzzard**

CHAIN FREE - Situated within walking distance of Leighton Buzzard Town Centre and its amenities is this lovely semi-detached PERIOD home. Highlights include; three reception rooms, three double bedrooms, first floor bathroom, rear garden and off-road parking.

### **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**

Stripped and sealed wooden floorboards, wooden front door with stained glass window inset, double radiator and stairs to first floor.

### **Lounge**

Walk-in, double-glazed, box bay window, double radiator, original fireplace with marble effect surround, TV point.

### **Family Room**

Double-glazed, walk-in, box bay window to side overlooking the garden, door leading to garden and varnished wooden floorboards, original fireplace, tiled hearth, two double radiators.

### **Kitchen / Dining Room**

Dining area: Fireplace with original surround, multi fuel burner inset, cupboards, original sash window to rear, under stairs storage cupboard. Traditional radiator.

Kitchen: Modern re-fitted kitchen with waxed butchers block work surfaces, range of wall and floor standing cupboards including integrated dishwasher, oven and grill, separate 5 burner gas hob with extractor hood and light over, tiled splash backs, tiled flooring, integrated fridge, original stripped wood back door and window to the side which leads to the back garden.





### **First Floor Landing**

Wooden balustrade and spindles, sash window to rear, loft access, stripped wooden doors to all rooms.

### **Bedroom One**

Walk-in double-glazed box bay window with view to side over garden, fireplace with tiled hearth, traditional radiator, picture rails.

### **Bedroom Two**

Walk-in double-glazed box bay window to front aspect. Double radiator.

### **Bedroom Three**

Window to rear, airing cupboard, original cast iron fireplace, original built-in wardrobe, double radiator.

### **Bathroom**

White suite, comprising wash basin with mixer tap, low-level dual flush WC, panelled bath with curved glass shower screen and Mira shower with power pump, mixer tap, fully tiled, double-glazed frosted window to side, radiator, tiled floor, extractor vent.



### **Outside Utility**

Work surface with single bowl stainless sink and drainer, space for washing machine and tumble dryer, shelves, cupboard, 'Baxi' wall mounted boiler, space for fridge/freezer, fluorescent strip lighting, original wooden latch door.

### **Wc**

Original wooden latch door, opaque glass window to side, low level WC, light.

### **Garden**

Mostly laid to lawn with mature shrub beds and borders. A paved patio area with pond, useful covered patio area adjacent to the property which also has access to the utility room and outside WC.

### **Parking**

Rear accessed driveway with gate to street

### **Agents Note**

There is an easement on the title, please enquire with the branch.



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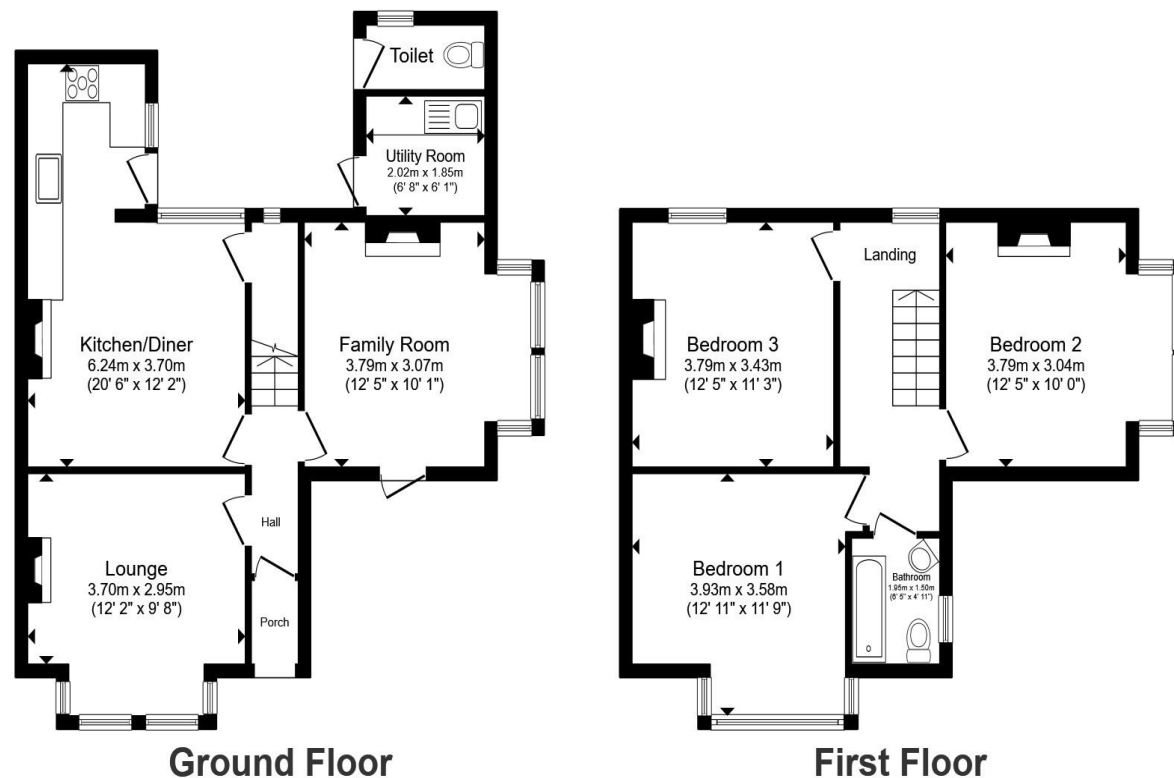
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM PERIOD PROPERTY
- CHAIN FREE

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

**£400,000**



Total floor area 108.4 m<sup>2</sup> (1,167 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](http://www.propertybox.io)



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Property Ref:  
LBZ109892 - 0002

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