



**Auction**

## 3 bed detached bungalow to buy in MK43

Hollies Walk, Wootton, Bedford,  
Bedfordshire, MK43 9LB

**£385,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Well Proportioned Bedrooms
- ✓ Conservatory
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on a quiet no through road is this rarely available detached bungalow nestled within the heart of the highly sought after village of Wootton. The home boasts well designed spacious living accommodation that includes three bedrooms and large reception rooms. Externally the home features a driveway with parking for two cars along with a detached double garage. To the rear of the property is a generous enclosed garden with a patio area that offers the ideal space for outdoor entertaining and artificial grass laid for low maintenance.

Entering the home through the front door you are greeted by a welcoming hall with in built storage and doors opening on to all of the living accommodation. To the front of the property is a spacious well equipped kitchen with plenty of cupboard and worktop space. To the back of the house is a large 'L-Shape' dual aspect living room with sliding doors out to the conservatory. Further to this are three well proportioned bedrooms all with fitted wardrobes. The master bedroom also has a en-suite shower room. A family bathroom complete the accommodation.

Wootton is a large village situated to the South-West of Bedford, which is ideally placed for the A421 bypass which links the A1, M1 and A6. The village offers an array of amenities including three small supermarkets one being a Tesco express, Doctors surgery, dentist, hair salon, Legstraps restaurant, plus five further pubs/restaurants. There are local sports clubs plus pre-school, Primary and Secondary schooling. There is a regular bus service into Bedford. There is also numerous Countryside walks surrounding the village.

Disclaimer: Please note we do not test any fixtures, fittings, apparatus or services. Any interested parties should undertake their own investigation into the working order of these items. All measurements provided are approximate and photos are provided for guidance only. Potential buyers are advised to re-check the measurements before committing to any expense. Potential buyers are advised to check and confirm the EPC and council tax before committing to any expense. Floorplans are for illustration purposes only. Cooper Wallace do not verify the legal title of the property and the potential buyers should obtain verification from their solicitors committing to any expense.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £385,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

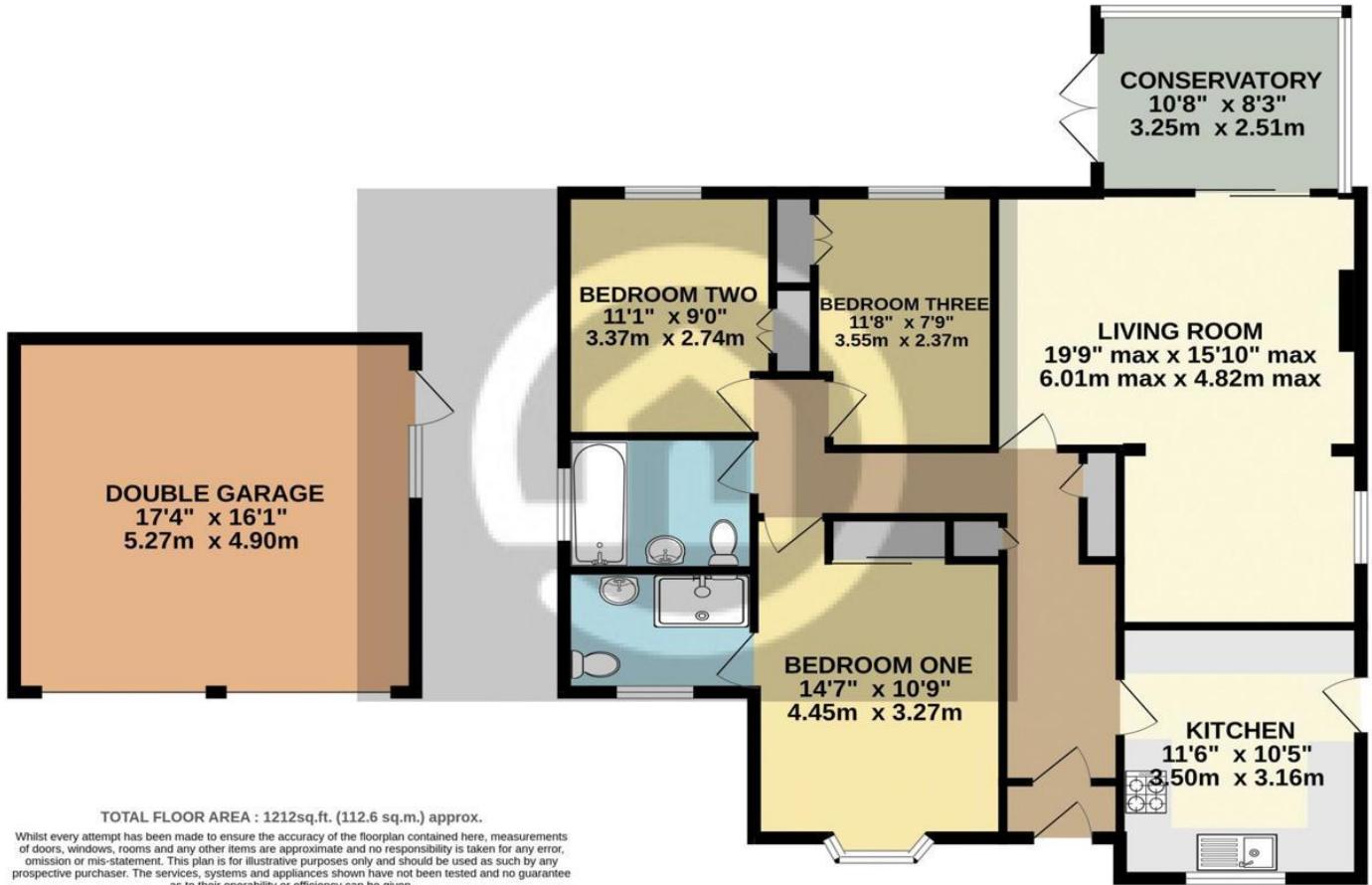
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hollies Walk, Wootton, Bedford, Bedfordshire, MK43 9LB

Contact your local branch today for more information on this property:

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