



## 3 bed semi-detached house to buy in MK41

Woodcote, Bedford, Bedfordshire, MK41 8EJ

**£275,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Well Presented Throughout
- ✓ Separate Reception Rooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

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

Situated in the heart of the ever-popular Putnoe area, this well-presented three-bedroom semi-detached family home offers comfortable and practical living, ideally positioned for highly regarded local schools and a range of nearby amenities.

The home offers flexible and practical ground floor accommodation, including a useful dedicated utility area and downstairs WC, adding to its overall functionality. There is also a spacious living room, a separate dining area ideal for family meals or entertaining, and a modern fitted kitchen with a good range of units.

Upstairs, there are three well-proportioned bedrooms along with a three-piece family bathroom.

Externally, the property benefits from off-road parking to the front, with convenient side access leading to the rear garden. The garden has been thoughtfully landscaped, featuring paved seating areas, established shrubs and planting, as well as a section of artificial lawn—providing a low-maintenance outdoor space to enjoy.

The property is situated in a beautiful and well-regarded area, with a large nearby green space that is ideal for families, recreation and outdoor enjoyment. Local shops are within walking distance for day-to-day necessities, while Bedford town centre is just a short drive away for more extensive shopping and leisure facilities. Mowsbury Park, Putnoe Woods and the 18-hole municipal golf course are also within easy walking distance. The property falls within a well-regarded local authority school catchment area for all age groups, and the Harpur Trust private schools are located on the fringes of Bedford town centre.

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, estate management charges 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: C

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Semi-detached house

Parking: Driveway

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

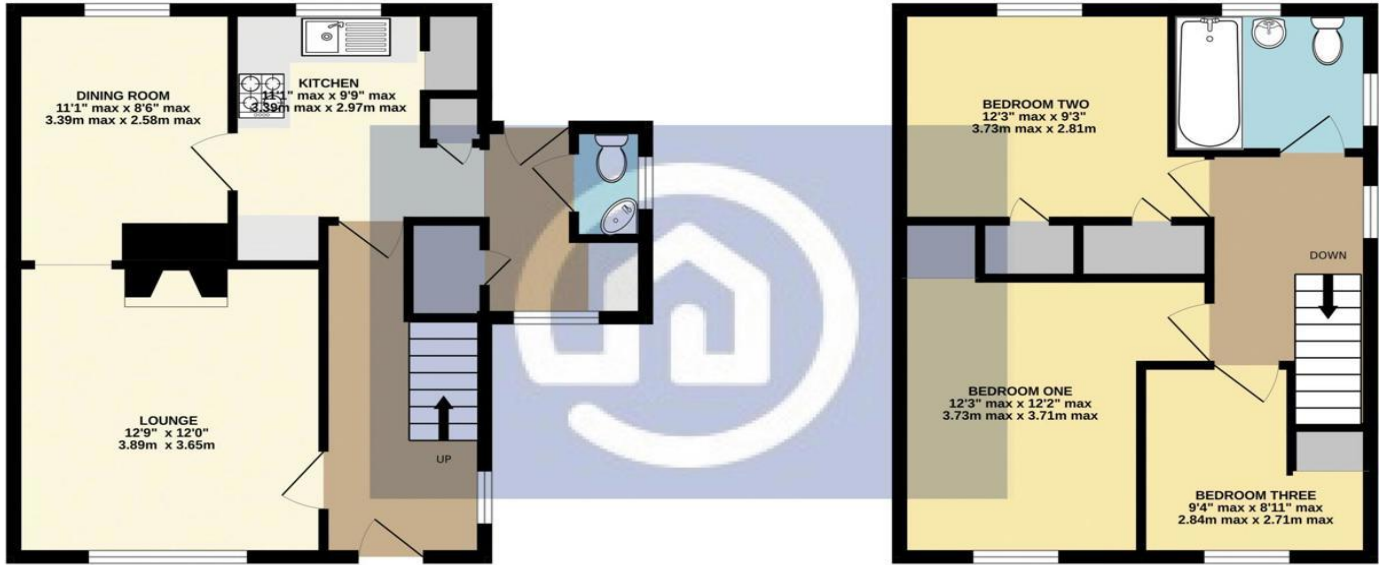
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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	

Woodcote, Bedford, Bedfordshire, MK41 8EJ

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