



**Camberton Road, Leighton Buzzard, LU7 2UW**

**welcome to**

## **Camberton Road, Leighton Buzzard**

NO UPPER CHAIN - Situated in the popular location of LINSLADE within GOOD SCHOOL CATCHMENTS is this DETACHED, family home. Highlights include: lounge, kitchen, dining room, cloakroom and family bathroom. Outside is a garage and off road parking. Rear garden backing onto the canal.

### **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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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**

Glazed door to the side and radiator.

### **Cloakroom**

Fully tiled with wash hand basin and WC. Radiator and double glazed 'frosted' window to the side.

### **Lounge**

20' 9" x 11' ( 6.32m x 3.35m )

Double glazed window to the rear and double glazed doors leading out to the garden.

### **Dining Room**

13' 2" x 10' 1" ( 4.01m x 3.07m )

Stairs to the first floor, radiator and coving to the ceiling. Double glazed window to the front.

### **Kitchen**

Fitted kitchen with a mix of wall and base units with work surface over, sink with drainer, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to the front and glazed door to the side.

### **First Floor**

#### **Landing**

Stairs from the ground floor and loft access.

### **Bedroom One**

11' 1" x 10' 5" ( 3.38m x 3.17m )

Built-in wardrobes, radiator and double glazed window to the rear.

### **Bedroom Two**

11' x 9' 11" ( 3.35m x 3.02m )

Storage cupboard, radiator and double glazed window to the front.

### **Bedroom Three**

10' 1" x 6' 9" ( 3.07m x 2.06m )

Radiator and double glazed window to the rear.

### **Bedroom Four**

9' 5" x 7' 6" ( 2.87m x 2.29m )

Radiator and double glazed window to the front.

### **Bathroom**

Fully tiled with wash hand basin, WC and bath with shower attachment. Double glazed 'frosted' window to the rear.

### **Outside**

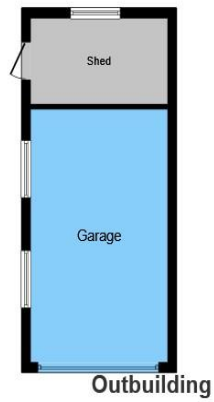
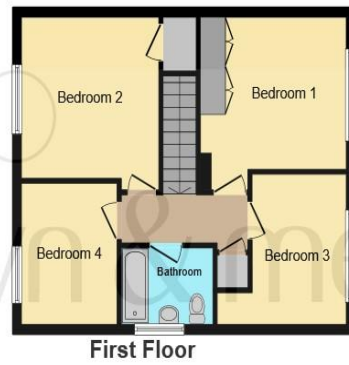
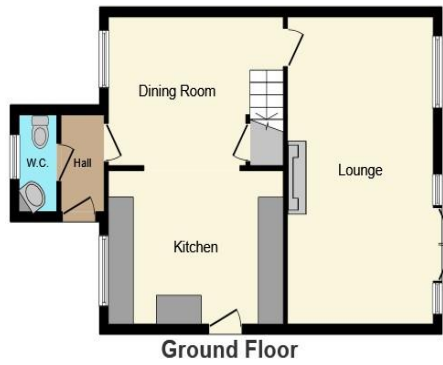
#### **Front Garden**

Mainly laid to lawn with flower and shrub borders.

### **Rear Garden**

Mainly laid to lawn with patio area plus flower and shrub borders. Gated side access and door to the brick shed. Garden rises up to the canal.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## **Camberton Road, Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BED DETACHED
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: E

guide price

**£425,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ107846](https://www.brownandmerry.co.uk/Property/LBZ107846)



Property Ref:  
LBZ107846 - 0004

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