



High Street, Blunham, Bedford MK44 3NL





3 Bedroom Detached House £650,000 Freehold

A fantastic opportunity to purchase a unique DETACHED property on a stunning 0.4 ACRE PLOT. Requiring modernisation throughout the possibilities are endless!

- Three bedroom detached house
- Approximately 0.4 acre plot
- Outbuildings
- Off street parking
- 185ft West facing garden
- 20ft Reception rooms
- Character features throughout
- Huge renovation potential
- Chain free
- EPC rating D. Council tax band F.

General Description

Entrance Hall:

Inner porch leading to hallway with doors to the two reception rooms and kitchen. Stairs rising to first floor. Laminate flooring. Radiator and storage heater.

Living Room:

Abt. 20' 4" x 12' 5" (6.20m x 3.78m) Spacious area with double glazed bay window and feature fireplace. Carpet flooring. Radiator.

Dining Room:

Abt. 20' 8" x 13' 6" (6.30m x 4.11m) Dual aspect room with stunning inglenook fireplace and brick surround. Feature double glazed bay window. Double doors leading through to kitchen. Carpet flooring. Radiator.

Kitchen:

Abt. 20' 0" x 14' 5" (6.10m x 4.39m) Large space overlooking the garden, dual aspect windows and French doors leading out onto the garden. Stainless steel sink with drainer, integrated eye level oven, electric hob with overhead extractor fan. Radiator. Stone tiled flooring.

Utility:

Abt. 8' 5" x 7' 8" (2.57m x 2.34m) Located adjacent to the kitchen, low level storage units with stainless steel sink and drainer. Window to conservatory. Door to cloakroom with low level WC. Door to conservatory and door to boot room. Radiator.

Study:

Abt. 8' 7" x 5' 6" (2.62m x 1.68m) Sliding door to what could be a study space or play room. Vinyl flooring.

Boot Room:

Abt. 8' 2" x 5' 4" (2.49m x 1.63m) Wall mounted combination boiler. Door to storage area. Vinyl flooring. Window to side aspect.

Bedroom One:

Abt. 19' 9" x 12' 5" (6.02m x 3.78m) Spacious and bright triple aspect room. Carpet

flooring.

Bedroom Two:

Abt. 13' 1" x 12' 5" (3.99m x 3.78m) Double glazed window to front aspect. Glass panelled double door to third bedroom. Carpet flooring.

Bedroom Three:

Abt. 12' 5" x 6' 5" (3.78m x 1.96m) Door to family bathroom. Glass panelled door onto flat roof. Carpet flooring.

Family Bathroom:

Three-piece bathroom suite comprising of bath, low level WC, vanity unit with inset wash hand basin and drawers below. Double glazed window to rear aspect. Carpet flooring.

External:

Three outbuildings of various sizes located to the side of the property. Subject to planning permission these could be converted into garages, car ports, business space or a self-contained annex.

Gated from the High Street, the driveway can currently host up to 6 cars and could be reconfigured to include some of the front garden if required.

Agents Note:

A 5m wide strip of garden has recently been sold to the next-door neighbour and has not yet been updated on the Land Registry. Please refer to the ariel view of the plot as a guide only.

Overage Terms:

DRAFT SUBJECT TO CONTRACT:

The Overage Clause will become payable if the Buyer implements planning permission or sells land with planning permission for the development of an additional dwelling or other development on the whole, or any part of the land other

than an extension of the existing dwelling situated on 29 High Street, Blunham.

The Overage Clause will be calculated as 30% of the increase in value of the land. This will be calculated as 30% (A-B-C).

Where:

A- The open market value of the freehold interest in the property at the trigger date.

B- The Base Value of the freehold interest in the property at the trigger date.

C- Any reasonable professional costs and disbursements in obtaining the planning permission.

The overage period will be for 25 years.

Trigger Mechanism:

The trigger mechanism will be payable upon the earlier of implementation of the planning permission, or the sale of land with the benefit of planning permission.

Base Value- the market value of the property at the trigger date without the benefit of the planning permission and disregarding any increase in value attributed to the hope or expectation that any planning permission may be or will be granted. The

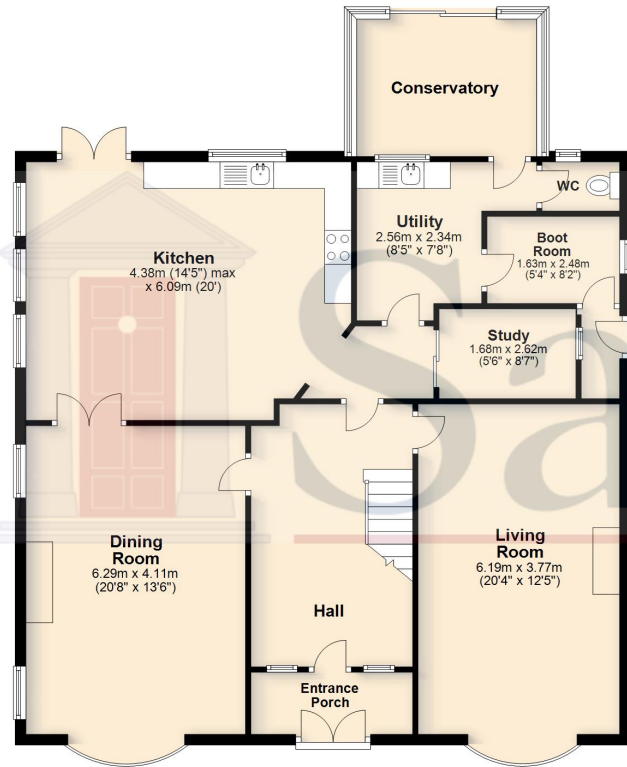
method of calculating the increase in land value is with the benefit of the planning permission, assuming the land has all the necessary easements/agreements necessary to access and service the development, and as prescribed in The Red Book, to be carried out by Chartered Surveyor with at least 10 years' experience in the local area.



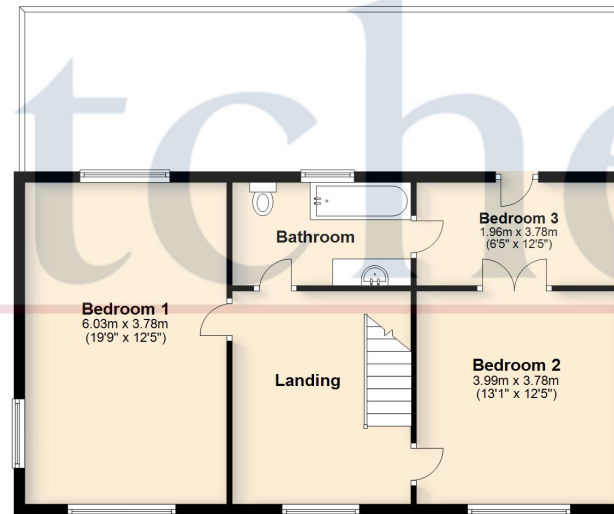


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

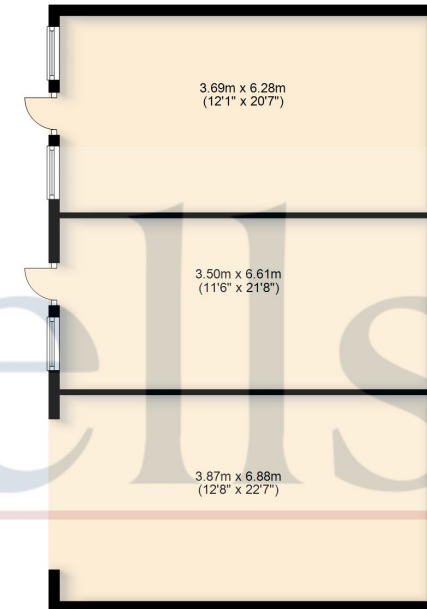
Ground Floor



First Floor



Garage



Total area: approx. 271.2 sq. metres (2918.6 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.