

**HOME FOR SALE**



St Francis Court

Shefford, Bedfordshire

United Kingdom

Asking Price

**£165,000**

Bedrooms **2**

Year Built

Bathrooms

Date Listed

**01/10/2023**

Size **0 Sq M**

Listing ID

**GL-1641856661**

Listed by: Lianza Services Group

For more information, visit:

<https://www.globallistings.com/6591590>

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## Overview

PRICED TO SELL - Two Bedroom Duplex - Well Presented Throughout - Lounge - Modern Fitted Kitchen - Family Bathroom - Double Glazing Central Heating - Private Parking - Quiet Location - Close to Local Amenities - Viewing Advised We are delighted to bring to the market this two bedroom duplex which is well presented throughout. Located in the small town of Shefford in Bedfordshire, the property is situated in a quiet area but offers easy access to local amenities including shops, schools and eating/drinking establishments.

The accommodation itself opens to the ground floor which comprises an entrance hallway, lounge and modern fitted kitchen. To the first floor there are two good-sized bedrooms and a family bathroom. The property also benefits from double glazing and central heating and offers private off-road parking. Viewing comes highly recommended to fully appreciate all that this excellent property has to offer.

Due to the government's guidelines on the Covid-19 pandemic, viewers must view properties alone and must wear a face covering.

Springbok Properties' innovative Premium Fast Sale Plus is a secure and straightforward way to buy this property. Here are the benefits for you:

- o Works like a normal sale with a few security measures for both parties
- o Focuses on speed
- o Realistically priced properties
- o Buy it now option available - speak to our advisor today
- o Transparent online bidding and simplicity
- o First-time buyer and mortgage buyer friendly
- o Chain buyers considered
- o Mortgage buyers are welcome
- o Reduces chances of fall-throughs drastically reduce timescales for exchange
- o Anyone can buy - not just cash-rich investors
- o No risk of being gazumped
- o Mortgage buyers and cash buyers compete on equal terms
- o Focus and motivation on both sides

For Sale by Springbok Properties' using our "Buyer-Friendly" Premium Fast Sale Plus, which puts you in the driving seat thanks to Springbok's fast and secure way of buying.

Our sellers are motivated and willing to price their properties competitively in order to ensure a fast and secure sale.

You can now secure the sale with a reservation deposit of £2,500, this forms part of the final purchase price. It is NOT an extra cost.

An administration fee of £396 draws up an exclusive legally binding contract between the buyer and seller giving the buyer exclusive rights to purchase within a given timeframe.

Paying the reservation deposit ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you, eliminating gazumping and the helps you avoid losing money and wasting time which most buyers like you may face with the traditional estate agent's approach.

You get a fixed exclusivity period (approximately 4 weeks) in which you can arrange surveys and prepare to exchange contracts, safe in the knowledge that you will not be gazumped by another buyer.

Get the best of both worlds: You get to buy properties with a mortgage which are normally reserved for cash-rich investors and cash buyers and you get the security of an exclusive buying transaction with a much smaller deposit.

STEP 1 - Register your interest

STEP 2 - Sort out your finances

STEP 3 - Arrange a viewing

STEP 4 - Make an offer

STEP 5 - Secure your sale using our buy and secure it now system

STEP 6 - Exchange and completion

Don't miss out on this realistically priced property; call us today for further information and to arrange a viewing.

Please note this is a realistically priced property and is likely going to create a fair amount of buying interest to achieve a faster sale. If you're interested in buying this property, we'd urge you to contact us immediately to avoid losing out.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference

to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offered in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

AML REGULATIONS PROOF OF FUNDING: Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Key features

- \* Two Bedroom Duplex
- \* Well Presented Throughout
- \* Lounge
- \* Modern Fitted Kitchen
- \* Family Bathroom
- \* Double Glazing Central Heating
- \* Private Parking
- \* Quiet Location
- \* Close to Local Amenities
- \* Viewing Advised

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an investment opportunity, our boutique consultancy can help guide you through each of these areas.

#### Florida's Finest Investment Properties

Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

**Contact**

**Email**

**Phone**