

for sale

guide price **£285,000** Freehold



Dunstable Road LUTON LU4 8SE

A Two Bedroom Detached Bungalow Situated on the Dunstable Road in Luton. The Property is Located close to all Transport Links and Benefits from being Chain Free and has Off Road Parking and a Detached Garage.



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Property Details

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 of 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

Door to front. Radiator.

Lounge 13' 6" x 11' 3" (4.11m x 3.43m)



Double glazed window to front. Radiator. Telephone and TV point. Open fireplace.

Dining Room/ Bedroom 3 12' 9" x 11' 2" (3.89m x 3.40m)

Double glazed patio doors. Radiator. Telephone and TV point.

Kitchen 10' 1" x 9' 10" (3.07m x 3.00m)

Fitted kitchen with a range of wall and base units. Double glazed windows to rear. 1 bowl sink drainer with work surfaces. Electric oven and gas hob with cooker hood. Plumbing for washing machine. Fridge/freezer. Radiator.

Bedroom 1 11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to front. Radiator.

Bedroom 2 9' 5" x 10' 7" (2.87m x 3.23m)

Double glazed window to side. Fitted wardrobes. Radiator. Water tank system.

Bathroom

Double glazed window to rear. Radiator. Bath with mixer taps and shower. Low level WC with wash hand basin. Fully tiled.



To view this property please contact Connells on

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83a George Street
LUTON LU1 2AT

Tenure: Freehold

EPC Rating: F

Property Ref: LUT313306 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.