

for sale

guide price **£290,000**



Trinity Road Luton LU3 2LP

Connells Luton North present a CHAIN FREE traditionally built three bedroom semi detached property in the sought after Biscot Area of Luton. Trinity Road comprises an entrance hall, lounge, extended kitchen/diner, cloakroom. The upper floor contains three bedrooms and a family bathroom suite.

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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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 Porch

Canopy porch. Part glazed timber door.

Entrance Hall

Stairs leading to first floor.

Lounge

16' 4" x 14' 2" into bay (4.98m x 4.32m into bay)

Double glazed bay window to front aspect. Two radiators. Feature fireplace with display plinths to either side.



Kitchen/diner

21' 1" max x 14' 8" (6.43m max x 4.47m)

Dining area - Double glazed window to side aspect. Built in under stairs cupboard.

Kitchen area - Double glazed window to rear aspect. Fitted kitchen with a range of wall and base units with work surfaces over. Plumbing for a washing machine. Integrated appliances. Double radiator. Tiled flooring. Double glazed window to side aspect.

Cloakroom

Double glazed opaque window to rear aspect. Suite comprising low level wc and wash hand basin. Laminate floor.

First Floor Landing

Loft access.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed opaque window to rear aspect. Suite comprising bath, low level wc and wash hand basin.

Front Garden

Boundary wall with iron railings, laid to lawn with a variety of shrubs and bushes.

Rear Garden

Laid to lawn with a variety of flowers and shrubs.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

Property Ref: LUN102462 - 0002

Tenure: Freehold

EPC Rating: D

view this property online [connells.co.uk/Property/LUN102462](https://www.connells.co.uk/Property/LUN102462)

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.

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