

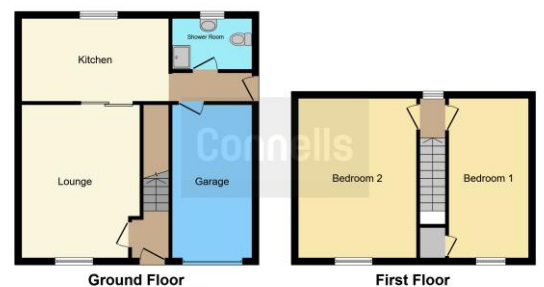
for sale

guide price **£220,000** Freehold



Icknield Way Luton LU3 2JL

A Chain Free Two Bedroom Semi Detached Property Situated in the North of Luton. This Ideal Investment buy is for **CASH BUYERS** only and benefits from a Lounge, Kitchen, Downstairs Bathroom, Rear Garden, Off Road Parking and a Garage.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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 4.5% 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 Hall

Door to front aspect. Radiator.

Lounge 15' 5" x 11' 10" (4.70m x 3.61m)

Double glazed window to front aspect. Under stairs cupboard. Fire place. Radiator.



Kitchen/Diner 16' x 8' 3" (4.88m x 2.51m)

Two double glazed windows to rear aspect. Gas point. Radiator.

Inner Lobby

Door to aspect. Door to garage. Door to shower room.

Shower Room

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

First Floor Landing

Double glazed window to rear aspect. Loft hatch.

Bedroom One 15' 9" x 10' 7" to wardrobe (4.80m x 3.23m to wardrobe)

Double glazed window to front aspect.

Bedroom Two 15' 3" x 7' 10" (4.65m x 2.39m)

Double glazed window to front aspect. Storage cupboard, Radiator.

Front Garden

Off road parking for one vehicle. Access to rear aspect.

Rear Garden

Laid to lawn with a patio area. Access to front aspect.

Garage

Single garage with up and over door. Power and light supply. Window to side aspect.



To view this property please contact Connells on

T 01582 592332

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1A Riddy Lane
LUTON LU3 2AD

Tenure: Freehold

EPC Rating: Awaiting

Property Ref: LUN102608 - 0003

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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