



Connells

Grasmere Avenue
Luton



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Property Description

A Two Bedroom Chain Free Semi-Detached Bungalow Situated in the North of Luton in a Private Secluded Area. This Ideal Investment Buy Benefits from a Lounge, Kitchen, Conservatory, Bathroom, Front and Rear Gardens, Garage and Off Road Parking to the Front.

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

Double glazed window and door to front aspect. Tiled. Glazed door to side aspect.

Entrance Hall

Double glazed frosted window to front aspect. Double glazed window to side. Radiator.

Lounge

17' 4" x 11' 7" (5.28m x 3.53m)
Window to front aspect. Double glazed patio doors to rear aspect. Double glazed window to side aspect. Feature fireplace. Radiator.

Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m)
Double glazed bay window to front aspect. Radiator.

Bedroom Two

13' x 8' 7" (3.96m x 2.62m)
Double glazed bay window to side aspect. Built in wardrobe housing hot water tank. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising corner bath with shower over, wash hand basin and low level wc. Part tiling. Radiator.

Kitchen

11' 6" x 8' 5" (3.51m x 2.57m)

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Space for a cooker. Plumbing for a washing machine. Boiler.

Conservatory

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed door to both sides. Double glazed windows to both sides and rear aspects. Radiator.

Front Garden

Shared driveway leading to driveway for one vehicle. Shingle with shrubs.

Rear Garden

Paved and shingle areas. Door to garage and side aspects.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Awaited

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Tenure: Freehold



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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Property Ref: LUN102856 - 0004