



Connells

Watermead Road
Luton



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.focalagent.com



Property Description

A large three bedroom semi detached family home located in the popular Limbury area of LU3 and being offered to the market chain-free! Benefits include; Two reception rooms, downstairs shower room and upstairs bathroom, utility and workshop.

Briefly comprises : Porch, hallway, lounge, kitchen/diner, sun room, utility, shower room and workshop downstairs.

Upstairs are three good size bedrooms and family bathroom located off the landing.

Externally to the front is a block paved driveway for multiple cars.

The rear garden is laid mostly to lawn and shrubs and trees.

There is also an integral garage accessible through the utility room.

There is potential to extend the property (STPP.)

Limbury Mead is a suburb within Luton in the LU3 area. Locally you have Limbury Mead shops which include a Tesco Express, Post Office and local butchers Gerry Taylor.

Leagrave Railway Station is situated less than half a mile from the property as will have you in London St Pancras in as little as 40 minutes on the Thameslink Line.

There are also multiple bus stops within the development for better quality of living for all the family.

Local schools include The Meads Primary School & Waulud Primary School and Woodlands Secondary School (which is rated outstanding by Ofsted) and Icknield High School.

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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 frosted door and window to front aspect.

Entrance Hall

Frosted door to front aspect. Stairs leading to first floor. Radiator.

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)
Double glazed bay window to front aspect.
Gas fire place. Radiator.

Kitchen/Diner

18' x 11' 1" (5.49m x 3.38m)
Double glazed patio doors and window to rear aspect. Door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated double oven and gas hob with fan over. Under stairs storage cupboard. Part tiled. Radiator.

Utility Room

Double glazed frosted door to rear aspect. Door to front aspect. Pantry.

Sun Room

11' 8" x 8' 5" (3.56m x 2.57m)
Double glazed frosted patio doors to rear aspect. Double glazed windows to side and rear aspects.

Shower Room

Frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Workshop

Frosted door to side aspect. Window to rear and side aspects.

First Floor Landing

Double glazed frosted window to side aspect. Loft access with pull down ladder. Combi boiler.

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 7" x 9' 9" (3.84m x 2.97m)
Double glazed window to front aspect. Radiator.

Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath, wash hand basin and low level wc. Fully tiled. Heated towel rail.

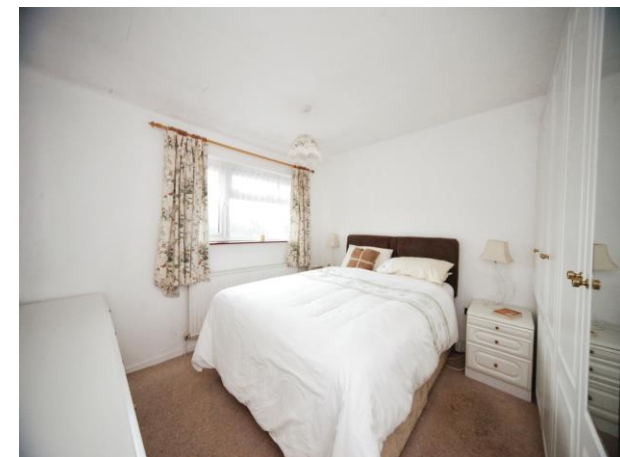
Rear Garden

Laid to lawn with a patio area. Shrubs and trees.

Garage

Single garage with up and over door.





To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D

view this property online connells.co.uk/Property/LUN103043

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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