



Connells

East Hill
Luton



Property Description

CALLING ALL CASH BUYERS! This project makes the ideal blank canvas for an investor or someone looking to stamp their own home. Located in the Icknield area of LU3, tucked away, while in close proximity to schools and everyday amenities. It is also being offered to the market chain-free!

Briefly comprises hallway, lounge and kitchen downstairs.

Upstairs are three bedrooms, bathroom and separate cloakroom off the landing.

The rear is laid mostly to lawn, holds two brick storage cupboards and gate to front.

The front is lawned with shrubs.

The accommodation holds the potential to extend (stpp).

Local shops include; Co-op, Morrisons, Marks & Spencer and Tesco express.

Local schools include Icknield primary and high school.

Leagrave train station is situated under 1.5 miles from the property, Luton mainline station around 1.5 and the A6 is within easy reach.

Call now to avoid disappointment!

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 Hall

Double glazed frosted windows to front and side aspects. Stairs leading to first floor. Under stairs storage cupboard.

Lounge

21' 9" x 11' 1" (6.63m x 3.38m)
Double glazed window to front aspect. Double glazed sliding door to rear aspect. Back boiler. Radiator.

Kitchen

14' 8" x 7' 2" (4.47m x 2.18m)
Double glazed frosted door to rear aspect. Double glazed window 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.

First Floor Landing

Loft access.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)
Double glazed window to rear aspect. Airing cupboard housing hot water tank. Radiator.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)
Double glazed window to front aspect.

Wc

Double glazed frosted window to front aspect. Part tiled. Low level wc.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower over and wash hand basin. Radiator.

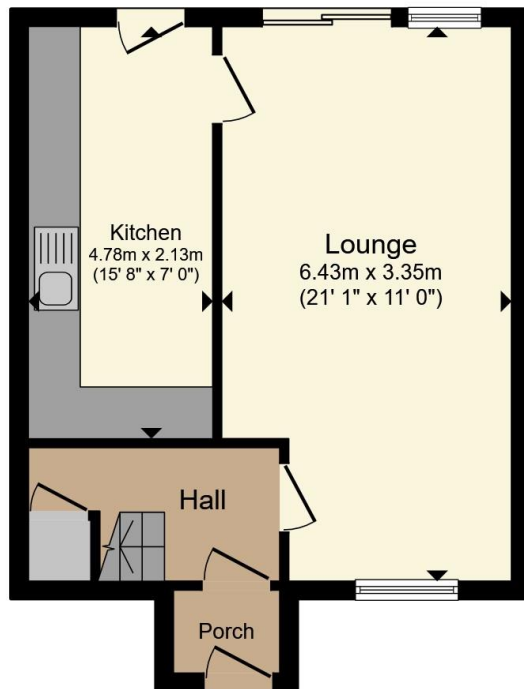
Front Garden

Lawn area with shrubs and trees.

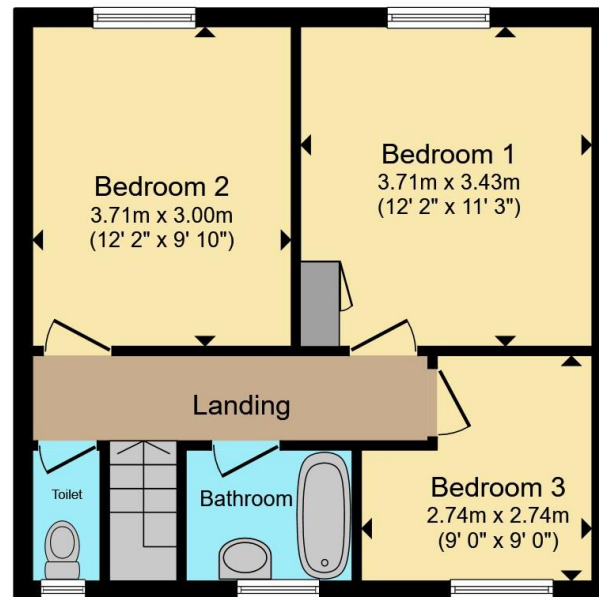
Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Brick built shed. Gate to front aspect.





Ground Floor



First Floor

Total floor area 78.8 m² (848 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/LUN103340

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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