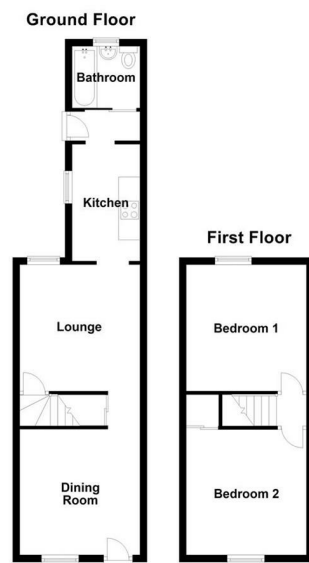




19 Hibbert Street, Luton, LU1 3UU



For illustration purposes only - not to scale

**GUIDE PRICE £200,000 TO £230,000**

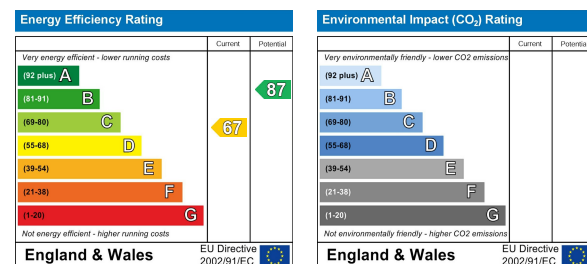
FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 13:00 -  
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £200,000 - £230,000

VIEWINGS BY APPOINTMENT ONLY: OPEN DAYS (25/05/24, 01/06/24, 08/06/24) Please call to arrange appointments

A fantastic opportunity to purchase a two-bedroomed, mid-terraced property situated in the heart of Luton. The property recently went under full refurbishment in 2018 taking on life as a rental investment housing a tenant in situ paying £925 per calendar month, however, the rent agreed for similar properties in this area is around £1,200 p.c.m. The property is presented in good order with the accommodation extending to approximately 700 square feet and comprising a dining room, lounge, kitchen, downstairs bathroom and two double bedrooms to the first floor. Outside there is a rear courtyard garden. The property is to be sold with a tenant in situ who is currently on a periodic lease.

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# 19 Hibbert Street, Luton, LU1 3UU

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Leads straight into the:

#### DINING ROOM

11'01 x 11'06

Enter via uPVC front door, there are windows to the front elevation with carpet fitted and access to the electric and gas meters. The walls have been re-plastered with a pendant hanging light to the ceiling and a door leading through to a small lobby where there is under stairs storage with a further door leading through to:

#### LOUNGE

11'07 x 10'11

A uPVC window overlooking the side elevation, there is carpet fitted with stairs rising to the first floor, TV and sockets connected with a door leading through to the:



#### KITCHEN

10'08 x 6'03

The kitchen has been refitted with a range of floor and wall mounted cabinets, an integrated x4 electric induction hob with an extractor above and an oven below. Integrated stainless steel sink and drainer with space for a washing machine and fridge/freezer, Vaillant Combi Boiler fitted to the walls and a door leading through to the:



#### REAR LOBBY

6'04 x 2'05

Door to the side elevation, the walls are half tiled with a sliding door to the:

#### BATHROOM

6'03 x 5'08

A refitted suite comprising of a bath, WC, hand wash basin with vanity below, fully tiled walls and a vinyl floor. There is a two casement uPVC window to the rear elevation.



#### FIRST FLOOR

#### LANDING

Doors leading to:

#### BEDROOM ONE

11'00 x 11'07

Two casement window overlooking the rear elevation, there is carpet fitted with space for a double bed and TV points connected.



#### BEDROOM TWO

11'07 x 10'11

Two casement window to the front elevation with space for a double bed and carpet fitted with storage over the stairs.



#### OUTSIDE

#### REAR GARDEN

A small rear courtyard garden which has a mixed fence and brick boundary.



#### SERVICES

Mains, gas, water and electric.

#### COUNCIL TAX

Luton Council - Band B

#### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

#### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,200 (£1,000 plus VAT).

#### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT)

#### HOW TO GET THERE

From Luton city centre take the A505 heading East bound and at the Castle Street roundabout take the third exit onto Castle Street and travel to the traffic lights taking a left onto Hibbert Street. Proceed approximately 150 yards where the property can be found on the left hand side.

**DOING14032024/9799**

For further information on viewing call 01603 508500