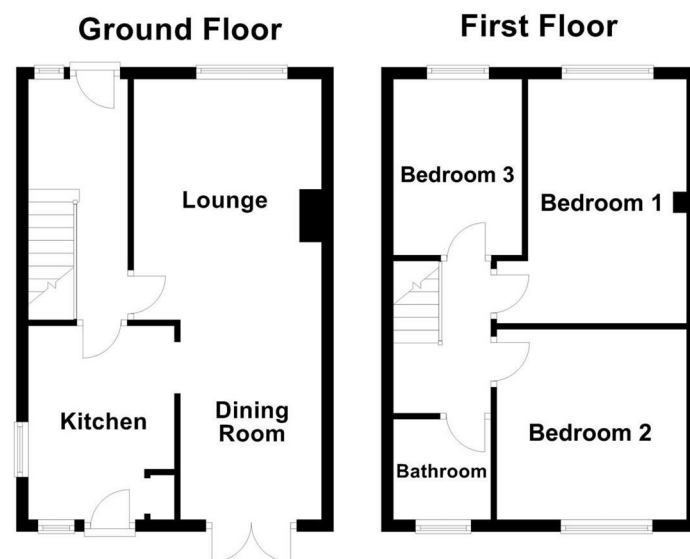




From the M1 Junction 8, follow the A505 and turn right at the 1st roundabout onto Chaul End Lane and right into Carisbrooke Road, at the end end of the road turn left into Leicester Road and the property will be on your right.

66 Leicester Road, Luton, Bedfordshire, LU4 8SJ



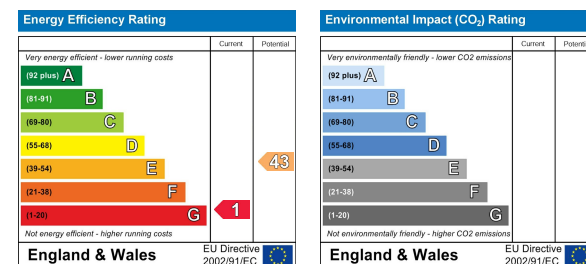
Not to scale. For illustrative purposes only

AUCTION GUIDE £150,000 TO £175,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 1PM
 SALE VIA A LIVE STREAMED AUCTION
 GUIDE PRICE: £150,000 to £175,000
 VIEWINGS BY APPT

A three bedroom end of terrace house in need of full renovation, located in a quiet side road within just a few minutes drive from Luton M1 Junction 11. Features entrance hall, front to back through lounge, kitchen area, three bedrooms off landing, bathroom area, front garden and rear garden with gated side access. Requires a full internal refit to bring it back to its best. Similar homes in refurbished condition range from £280,000 to £320,000 depending on the standard and specification. Call AUCTION HOUSE BEDS AND BUCKS now to find out more and arrange a viewing.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

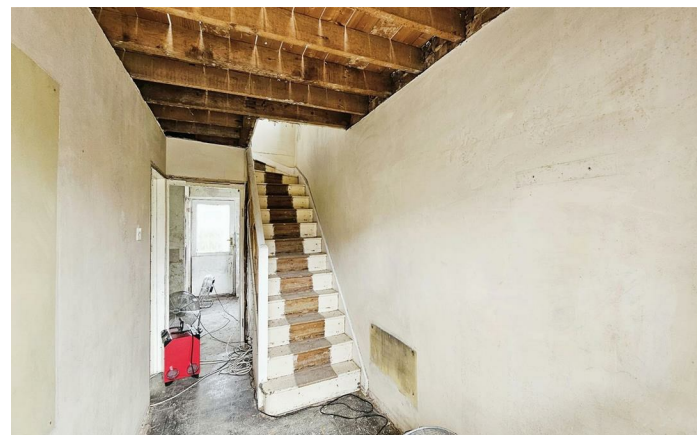
ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

13'4 to max 5'5

Front door, stairs to 1st floor, open doorway to



KITCHEN

9'5 x 7'3

Window and door to rear, window to side



LOUNGE/DINING ROOM

24'9 x 13'2 to max

Window to front, french doors to rear garden



FIRST FLOOR

LANDING

Leading to

BEDROOM ONE

13'4 x 8'8

Window to front



BEDROOM TWO

10'4 x 10'1

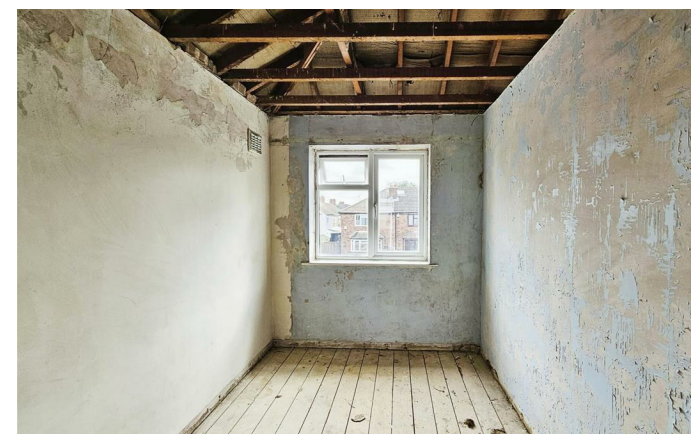
Window to rear



BEDROOM THREE

9'7 x 6'9

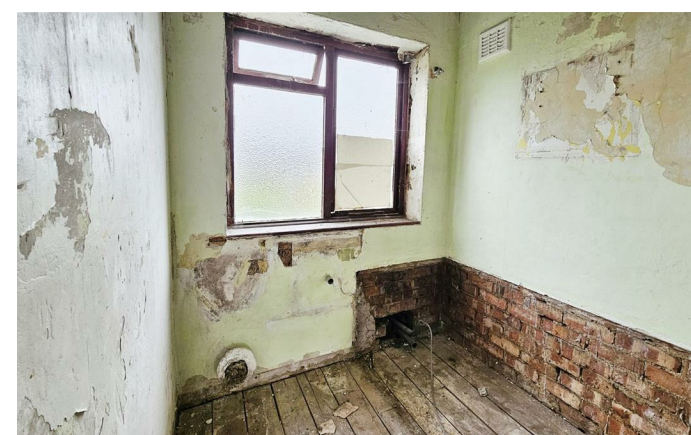
Window to front



BATHROOM

5'6 x 5'6

Window to rear



OUTSIDE

FRONT GARDEN

Laid to shrubs with path to front door

REAR GARDEN

Enclosed garden with gated side access.



PARKING

Free on street parking with potential for a driveway (subject to planning consents)

SERVICES

Please refer to the legal pack

COUNCIL TAX

BAND B, Luton Council

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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 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