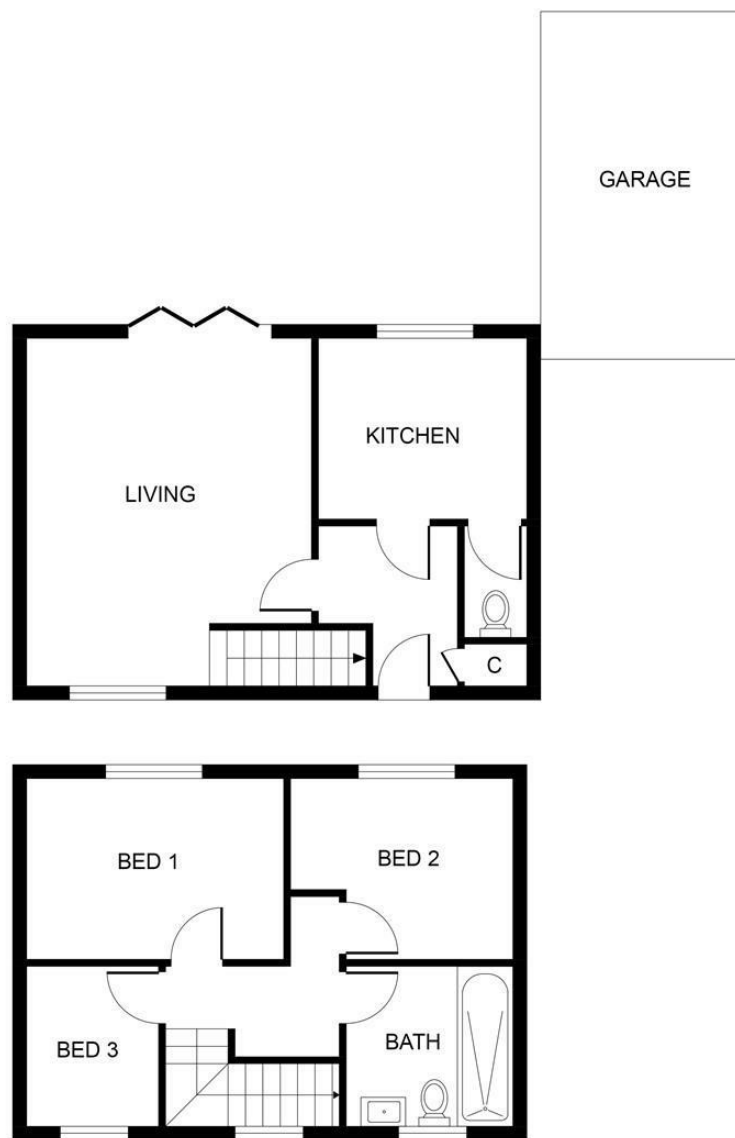




98A Shelley Road, Luton, LU4 0JA

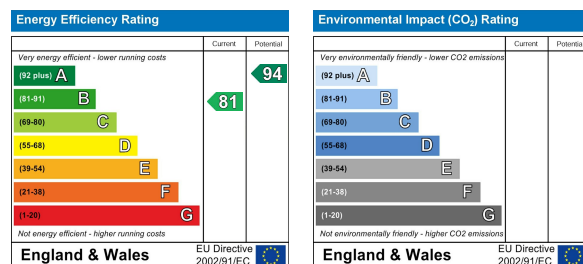


AUCTION GUIDE £200,000+

**** FOR SALE BY LIVE NATIONAL AUCTION 10TH DECEMBER 2024 1PM ** BID ONLINE **
** VIEWINGS BY APPT ****

This rarely available modern Link Detached house is offered for auction with no chain and vacant possession. Situated in a very secluded location and approached via electric gates and part of a unique development of just two houses. In need of general internal renovation, but offering a wealth of potential. Features entrance hall, lounge/dining room, kitchen area, ground floor cloakroom, three bedrooms off landing, bathroom, garage to side, driveway, lean-to store and an enclosed rear garden. Located close to the A505 and M1 Junction 11, providing fantastic road links. An ideal renovation opportunity for both investors and owner occupiers. Please note as there is no current functioning kitchen, the property may not be suitable for a standard mortgage. Please seek advice prior to bidding.

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ACCOMODATION

ENTRANCE HALL

Front door, utility cupboard, stairs to 1st floor, door to

CLOAKROOM

With WC and sink unit

LOUNGE/DINING ROOM

16'4 x 13'6

With window to front and bi-fold doors to garden



KITCHEN

9'10 x 8'6

In need of a full re-fit



LANDING

Access to loft, door to

BEDROOM ONE

12'1 x 8'6



BEDROOM TWO

10'6 x 10'2



BEDROOM THREE

7'5 x 6'2

BATHROOM

7'10 x 5'8

With wc, sink, bathtub and part tiled walls



OUTSIDE

DRIVEWAY

Brick paved driveway with off road parking and access to



GARAGE

16'4 x 9'5

With electric roller door and door to garden

LEAN-TO

Covered storage area to side with access to front area and rear garden



REAR GARDEN

With patio area, lawn area and gardens shed



ACCESS ROAD

You approach the property via electric gates at the start of the access road situated by 98 Shelley Road.



SERVICES

No services or appliances have been tested

COUNCIL TAX

BAND D

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 £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2000 plus VAT)

HOW TO GET THERE

From the M1 Junction 8, follow the A505 Dunstable Road and turn into Shelley Road, the property can be found by no 98 Shelley Road, with access via the service road with electric access gates in front.

DOISA/191124SA10017

For further information on viewing call 01908 030127