



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

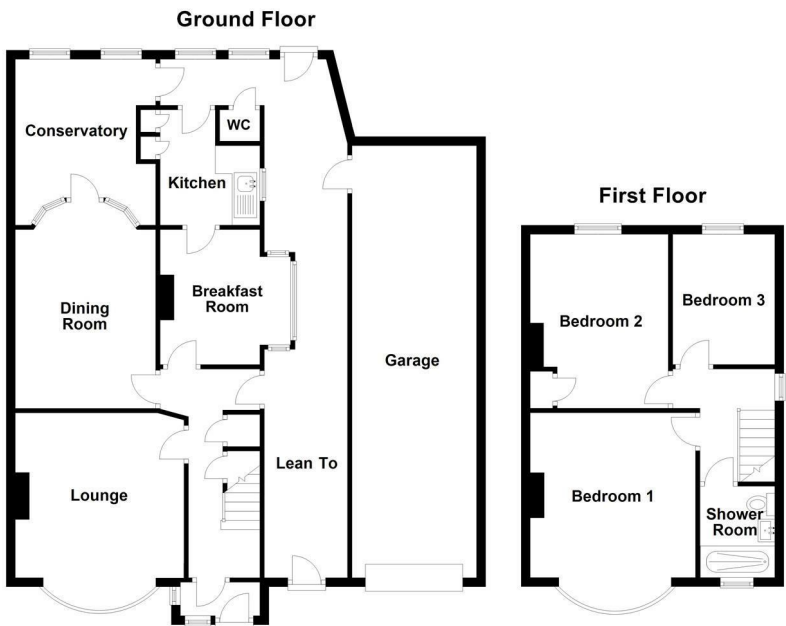
BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £6000 (£5000 plus vat)

HOW TO GET THERE
From the A505 Luton follow to Telford Way and bare left on to New Bedford Road, follow to the roundabout and turn left onto Montrose Avenue.

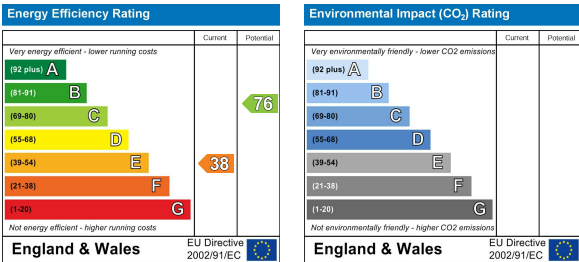


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Not to scale. For illustrative purposes only

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97 Montrose Avenue, Luton, Bedfordshire, LU3 1HP



For Auction, GUIDE £350,000+

** FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION **

**GUIDE PRICE £350,000+ ** VIEWINGS BY APPT SATURDAY 17TH MAY 10:00-11:00, SATURDAY 31ST MAY 10:00-11:00 & SATURDAY 7TH JUNE 10:30 TO 11:30 FRIDAY 20TH JUNE 5PM TO 6PM BY APPOINTMENT ONLY

A wonderful period bay fronted semi-detached home sitting on a fantastic double-width plot with amazing DEVELOPMENT POTENTIAL (subject to planning consents). In need of modernisation throughout but offering a rare opportunity to create a show stopping home for an owner occupier or a great project for developers who may be able to construct a new dwelling alongside the existing house. The property features three receptions, conservatory, 37ft lean-to, double length garage (31'5 x 9'1) ample parking and a large garden to the rear. Located in a sought after and well regarded residential area, close to local amenities, Luton Railway Station, Luton Airport and the M1 Motorway. VIEWINGS ARE STRICTLY BY APPOINTMENT. Please call us for more information.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE PORCH

Front door to

ENTRANCE HALL

Stairs to 1st floor, two understairs storage cupboards, door to side, door to

LOUNGE

14 x 12

Bay fronted living room, fireplace,

DINING ROOM

15 x 10'2

With large bay window and door leading to conservatory



CONSERVATORY

12'1 x 10'2



LEAN-TO

37 x 6'5

To side of the property, door to garage and with doors to front and rear providing side access



CLOAKROOM

Rear cloakroom/WC with access from the lean to

LANDING

Window to side, access to loft, door to



BEDROOM ONE

14 x 12

Bay fronted master bedroom



BEDROOM TWO

12'8 x 10

Window to rear, fitted cupboard



BEDROOM THREE

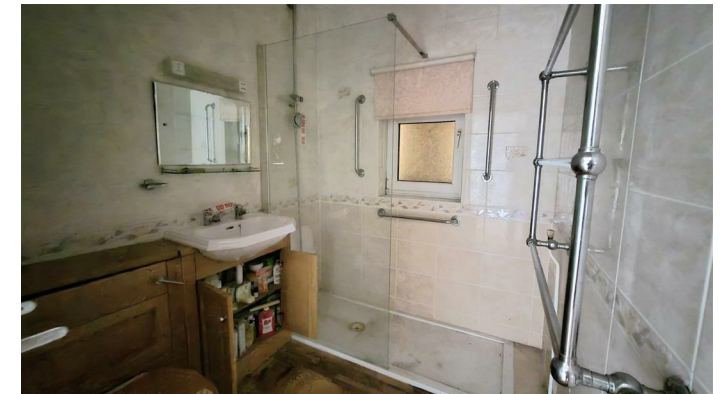
9'6 x 8'1

Window to rear

SHOWER ROOM

6'8 x 6

Window to front, walk in shower cubicle, sink and WC



OUTSIDE



GARAGE

31'5 x 9'1

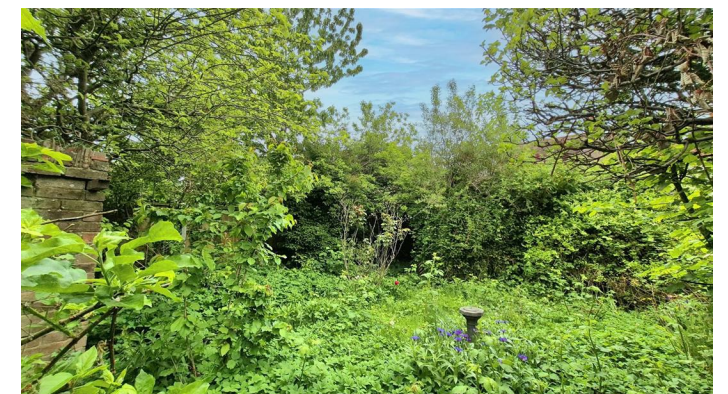
Double length brick built garage

PARKING

Driveway to front with ample off street parking for multiple cars

REAR GARDEN

A large mature garden with a wide range of trees and shrubs, in need to clearing and landscaping.



SERVICES

No appliances or services have been tested



BREAKFAST ROOM

9'10 x 9'6

Box bay window to side, door to



KITCHEN

8'4 x 7'3

Fitted sink unit, door to rear

For further information on viewing call 01908 030127