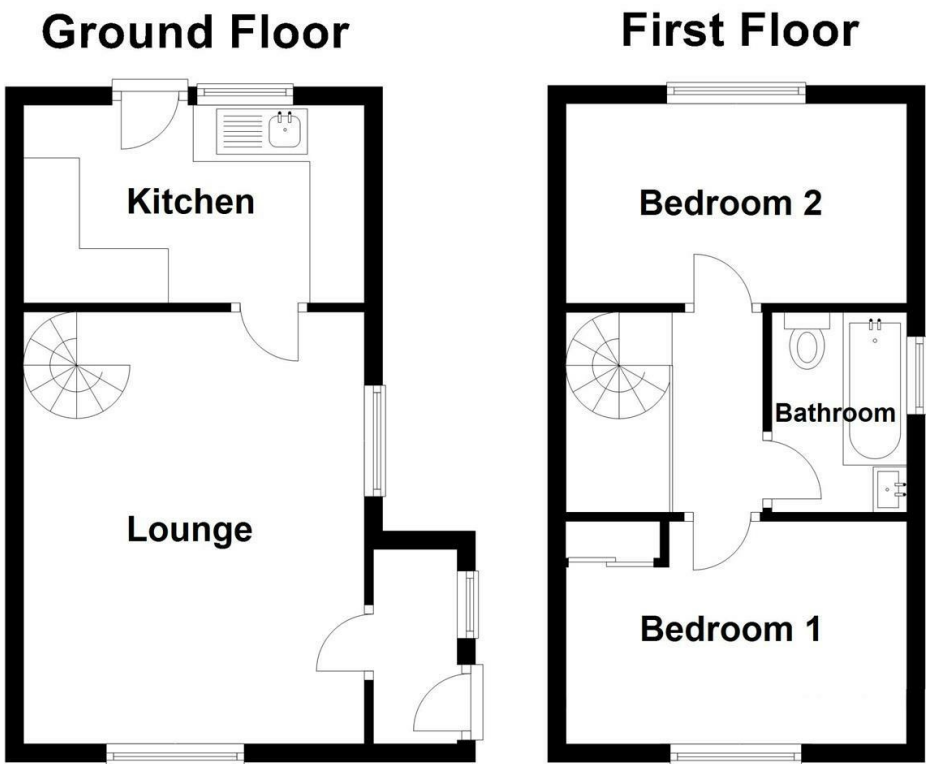




10 Luxembourg Close, Luton, Bedfordshire, LU3 3TD



Not to scale. For illustrative purposes only

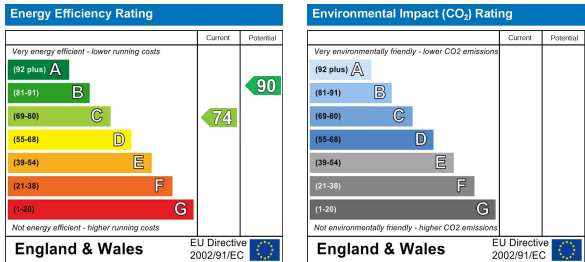


For Auction, Guide £235,000 to £265,000

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £235,000 to £265,000 ** VIEWINGS BY APPT 21/10/25 4.15 PM TO 5PM, SATURDAY 01/11/25 12:45 & SATURDAY 08/11/25 11:30 TO 12:15 PM **Offered for auction, this rarely available two-bedroom freehold semi-detached house offers an excellent opportunity for improvement and extension, occupying an unusually wide plot with potential for a two-storey side extension (STPP). The existing accommodation includes an entrance porch, spacious lounge/diner, rear fitted kitchen, two double bedrooms, and a modern bathroom. Additional features include double glazing, gas central heating, front and rear gardens, and a driveway providing off-street parking. Situated on a quiet side street in Luton's popular LU3 area, the property is conveniently located close to local shops, public transport links, and just a short drive from the nearest M1 motorway junction.

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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10 Luxembourg Close, Luton, Bedfordshire, LU3 3TD

ACCOMODATION

ENTRANCE PORCH

Front door to

LOUNGE/DINING ROOM

15'7 x 12'4

Window to front, window to side, stairs to 1st floor, door to



KITCHEN

12'4 x 7'2

Window & door to rear, a range of fitted units with space for appliances.



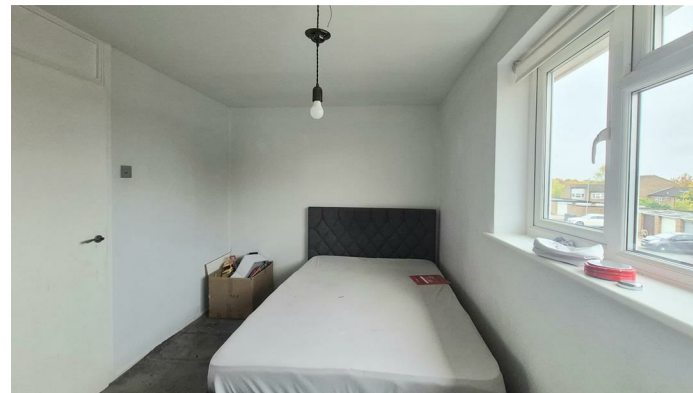
LANDING

Access to loft, door to

BEDROOM ONE

12'4 x 8'2

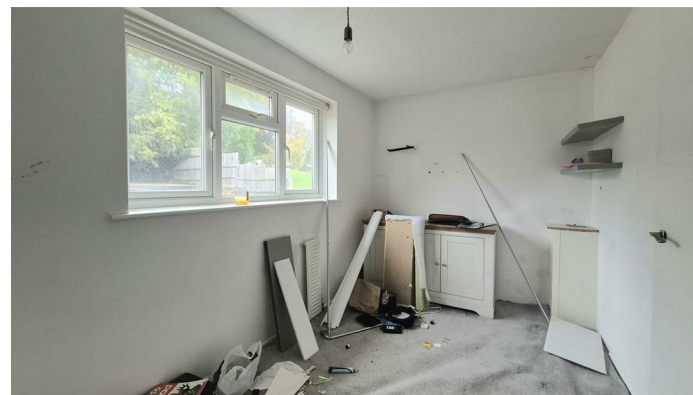
Window to front, fitted wardrobe



BEDROOM TWO

12'4 x 7'3

Window to rear



BATHROOM

7'3 x 4'10

Window to side, bath, sink, WC, tiled walls



FRONT GARDEN

Laid to lawn

REAR GARDEN

With patio area and raised lawn, open side access



DRIVEWAY

Off road parking to the front/side.

SERVICES

No appliances or services have been tested

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 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 £3000 (£2500 plus vat)

HOW TO GET THERE

From the M1 South, take Exit 11 for Luton (A505) and follow signs for Luton. At the roundabout, take the third exit onto Dunstable Road (A505). Continue straight for about 1.5 miles, then turn left onto Leagrave Road. Follow it for approximately a mile, then turn right onto Lewsey Road. Continue onto Sundon Park Road, then turn right onto Luxembourg Avenue. Number 10 will be located along this road on your right-hand side.



DOISA/141025SA0207

For further information on viewing call 01908 030127