



COUNCIL TAX
Band C, Luton Council

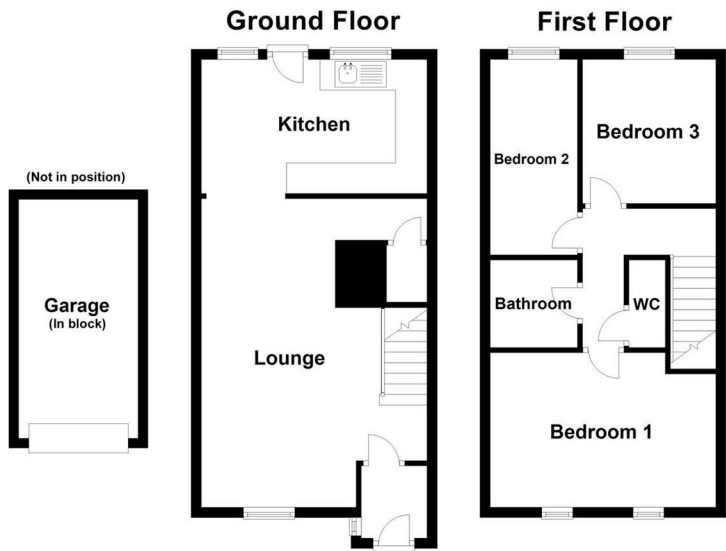
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot 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 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 £3000 (£2500 plus vat)

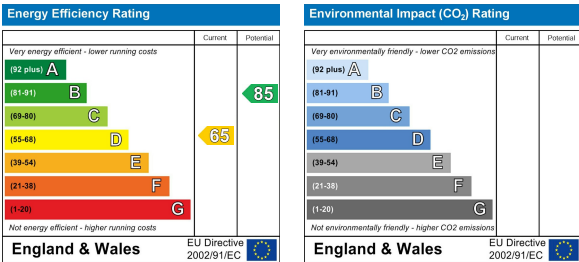
HOW TO GET THERE
From M1 Junction 11 (north of Luton), take the A505 toward Luton, continue straight toward the town, then turn right onto Stockingstone Road, follow it onto Wardown Crescent, and turn into Trowbridge Gardens

DOISA/0501SA0246
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Not to scale. For illustrative purposes only

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For Auction, Guide £210,000+

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 18TH FEBRUARY 1PM ** GUIDE PRICE £210,000+ ****
VIEWINGS BY APPT SATURDAY 24TH JANUARY 10:30 AM TO 11:30 AM & SATURDAY 7TH FEBRUARY 1:15 PM TO 2:00 PM ** This good size three-bedroom terraced house is offered for auction in need of some modernisation and is offered with full vacant possession making it an ideal renovation project or 1st time purchase. Situated in a quiet and pleasant residential cul-de-sac approximately one mile from Luton train station, the property also benefits from easy access to local amenities. The accommodation is well laid out and comprises an entrance porch, spacious living room, well-presented kitchen/diner, three bedrooms, a bathroom, and a separate cloakroom/WC off the landing. Additional features include front and rear gardens and a useful single lock-up garage in a nearby block. The property is also a great buy to let prospect with an estimated rental value of around £1500 PCM (once improvements are made).

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/bedsandbucks

37 Trowbridge Gardens, Luton, LU2 7JY

ACCOMODATION

ENTRANCE PORCH/HALL

Double glazed front door, door to



LOUNGE

20'0 x 12'0

Double glazed window to front, stairs to 1st floor, cupboard housing boiler, airing cupboard with hot water tank, laminate flooring, under-stairs storage cupboard, open plan to



KITCHEN/DINER

15'0 x 9'10

Double glazed windows to rear, double glazed door to garden, range of fitted units, sink unit, space for appliances, tiled floor.



LANDING

Access to insulated loft space with skylight, door to

BEDROOM ONE

15'0 x 9'10

Two double glazed windows to front, radiator, fitted wardrobes



BEDROOM TWO

12'0 x 7'0

Double glazed window to rear, radiator



BEDROOM THREE

9'0 x 7'8

Double glazed window



BATHROOM

6'4 x 6'0

Tiled walls and floor, corner bath and sink unit



SEPARATE CLOAKROOM/WC

With low level WC, half tiled walls



OUTSIDE



FRONT GARDEN

With steps up to front

REAR GARDEN

Tiered level garden with patio area and steps up to further garden area



GARAGE

Single garage in block close by



PARKING

Unrestricted on street free parking

SERVICES

No appliances or services have been tested

For further information on viewing call 01908 030127