



Connells

Gilpin Close
Houghton Regis DUNSTABLE

Gilpin Close Houghton Regis DUNSTABLE LU5 5SL

for sale guide price
£245,000



Property Description

* *THREE BEDROOM SEMI-DETACHED HOME* *OFF ROAD PARKING* *GARAGE*
NO UPPER CHAIN *CLOSE TO M1-A5 LINKS.

Connells are happy to offer this bedroom semi-detached property situated in the ever popular and growing location of Houghton Regis.

The property comprises, Entrance hall, lounge, kitchen/ diner leading to rear garden. The first floor features three goodsize bedrooms and family bathroom. Outside offers good size rear garden and off road parking to the front.

This property has plenty of added benefits being close to local amenities, close to good schools and only being a short distance to the A5/M1. Viewings come highly recommended as they property is ideal for any growing families or up-seizers so CALL US TODAY!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-

refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Door to front aspect

Lounge

14' 4" x 13' 8" (4.37m x 4.17m)

Window to front aspect, radiator, carpet flooring

Dining Room

11' 6" x 9' 4" (3.51m x 2.84m)

Door to rear garden

Kitchen

10' 10" x 6' 2" (3.30m x 1.88m)

Window to rear aspect, Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, free standing cooker, space for fridge and freezer, space for dishwasher.

Bedroom One

13' 9" x 8' 7" (4.19m x 2.62m)

Window to front aspect, radiator, carpet flooring

Bedroom Two

9' 7" x 7' 7" (2.92m x 2.31m)

Window to rear aspect, radiator, carpet flooring

Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Window to front aspect, radiator, laminate flooring.

Bathroom

Window to side aspect, bath, walk in shower, wash hand basin, WC, heated floor.

Outside

Front Garden

Off road parking

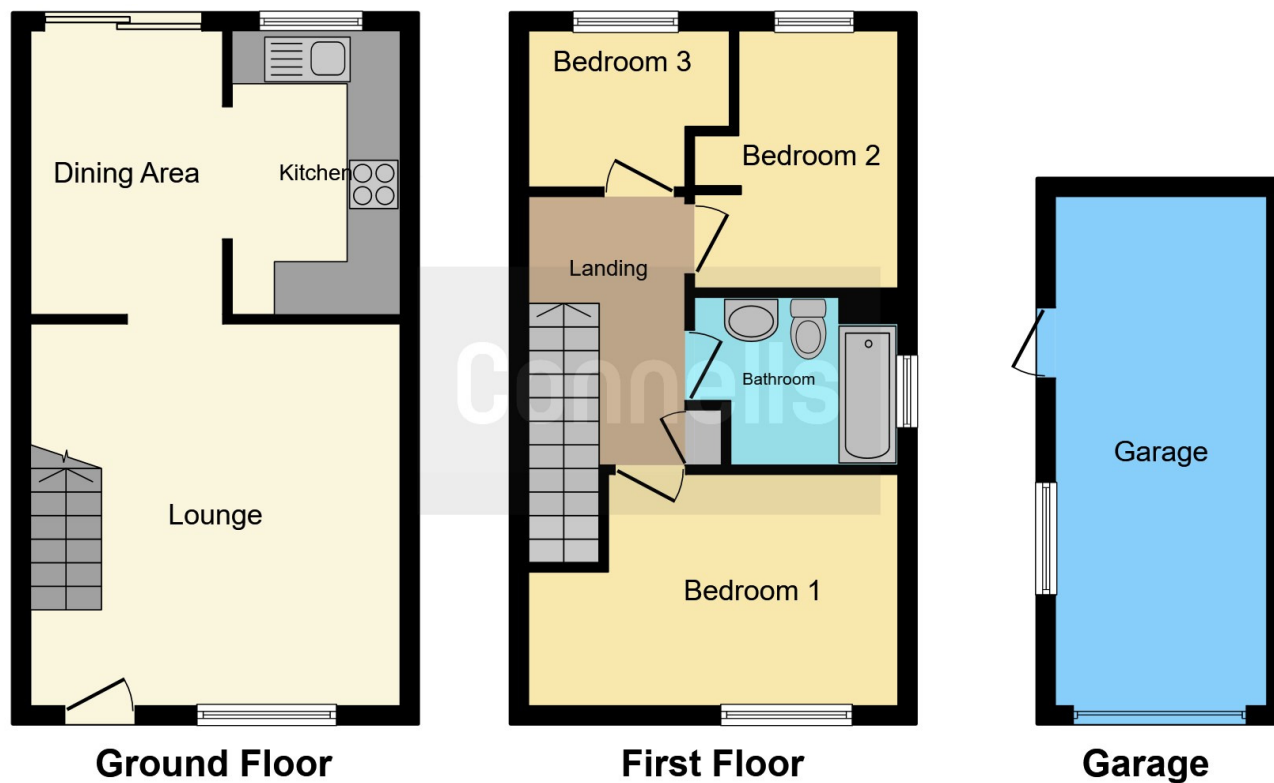
Rear Garden

Patio, laid to lawn









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/DUN311502

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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