



**Connells**

Rotheram Avenue  
Luton





### Property Description

This Is A Must View!!

This Three Bedroom End Of Terrace House Located In The Heart Of Farley Hill Has Great Potential To Extend With STPP.

Offered Chain Free, This Property Benefits From An Entrance Hall, Kitchen, Lounge, Dining Room And To The First Floor Three Good Size Bedrooms With Family Bathroom And Off Street Parking To The Rear.

### 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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed door and window to front. Storage cupboard.

### Lounge

12' 9" x 12' 3" ( 3.89m x 3.73m )  
Double glazed window to rear. TV point. Radiator. Gas fire. French doors into garden.

### Dining Room

10' x 9' ( 3.05m x 2.74m )  
Double glazed window to rear. Radiator.

### Kitchen

11' 9" x 9' 8" ( 3.58m x 2.95m )  
Fitted kitchen with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances. Double glazed window to front.

### Landing

Double glazed window to side. Loft hatch.

### Bedroom One

9' 9" x 13' 1" ( 2.97m x 3.99m )  
Double glazed window to rear. Radiator. Storage cupboards.

### Bedroom Two

11' 4" x 11' 10" ( 3.45m x 3.61m )  
Double glazed window to rear. Radiator. Storage cupboard.

### Bedroom Three

8' 5" x 8' 5" ( 2.57m x 2.57m )  
Double glazed window to side. Radiator.

## Bathroom

Fitted with bath with mixer taps. Low level WC. Wash hand basin. Extractor fan. Fully tiled. Double glazed window to rear.

## Outside

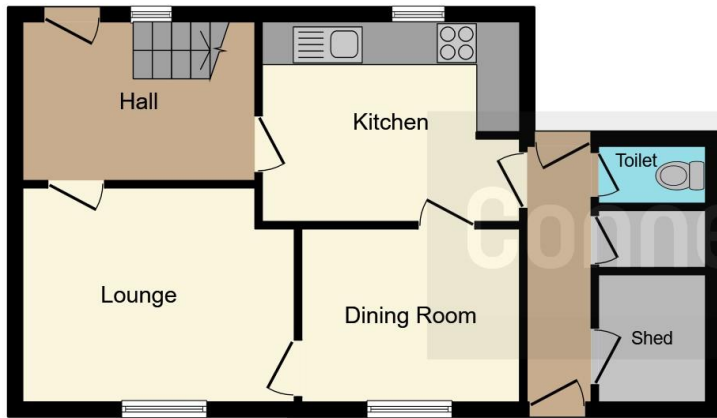
## Rear Garden

## Agents Note

The sale of this Property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential time frames involved for this purchase with their Conveyancer.







**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT315303](http://connells.co.uk/Property/LUT315303)**

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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