



Milton Road
Luton LU1 5HZ

for sale guide price
£215,000



Property Description

**** POPULAR LOCATION**** CHAIN
FREE****

Located within a short walk to Luton town centre is this TWO bedroom terraced house. The area is very popular with first time buyers and investors as there are local amenities and transport links including mainline train station located within close proximity. In brief the property comprises of two reception rooms, kitchen, bathroom and two double bedrooms. Externally there are low maintenance front and rear gardens.

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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

Stairs rising to front entrance.

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)
Double glazed door to front. Double glazed window to front. Access to dining room.

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)
Stairs rising to first floor. Storage cupboard. Double glazed window to rear. Radiator. Access to kitchen.

Kitchen

6' 5" x 9' 8" (1.96m x 2.95m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Partly tiled. Double glazed window to rear. Double glazed door to rear garden.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower cubicle. Radiator. Double glazed window to rear.

First Floor Landing

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window front. Radiator

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to rear. Radiator. Build in storage cupboard.

Outside

Front Garden

Low maintenance front garden

Rear Garden

Low maintenance. Enclosed by panelled fencing. 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

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT316996



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.

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