



Connells

Matlock Crescent
Luton

Matlock Crescent Luton LU4 0BP

for sale guide price
£275,000



Property Description

**** NO UPPER CHAIN**** LUTON AND
DUNSTABLE BORDERS*****

Are you looking for a home with no upper chain? Are you looking for a home in a popular quite location? Look no further!!!

Offered for sale with no upper chain complications is this TWO bedroom semi detached bungalow.

Matlock Crescent is located in a quiet residential area of mainly similar homes and is within walking distance to the Luton & Dunstable Hospital, there also many local amenities nearby. The property is a short drive from JUNCTION 11 OF THE M1 MOTORWAY as well as both LUTON & LEAGRAVE THAMESLINK TRAIN STATIONS. This home would suit an array of prospective purchasers with those who in particular may be looking to downsize due to the one floor living this property has to offer.

In brief the property comprises of and entrance hall, lounge, kitchen, Two double bedrooms and shower room. Externally there is a private rear garden which is mainly laid to lawn. To the front there is space for two cars and access to the garage.

CALL NOW TO VIEW!!!

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

Double glazed door to side. Radiator. Loft access.

Lounge / Diner

17' 1" x 12' 6" (5.21m x 3.81m)

Double glazed bay window to front. Radiator. TV point. Gas fire.

Kitchen

7' 4" x 19' 1" (2.24m x 5.82m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated gas hob and electric oven. Cooker hood. Plumbing and space for appliances. Double glazed windows to side and rear. Double glazed door to side.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

10' 4" x 9' 6" + door recess (3.15m x 2.90m + door recess)

Double glazed window to rear. Radiator. Fitted wardrobes.

Bathroom

Fitted with low level wc. Wash hand basin. Walk in electric shower. Radiator. Fully tiled. Double glazed window to rear.

Outside

Front Garden

Off street parking.

Rear Garden

Patio area. Laid to lawn. Shed.

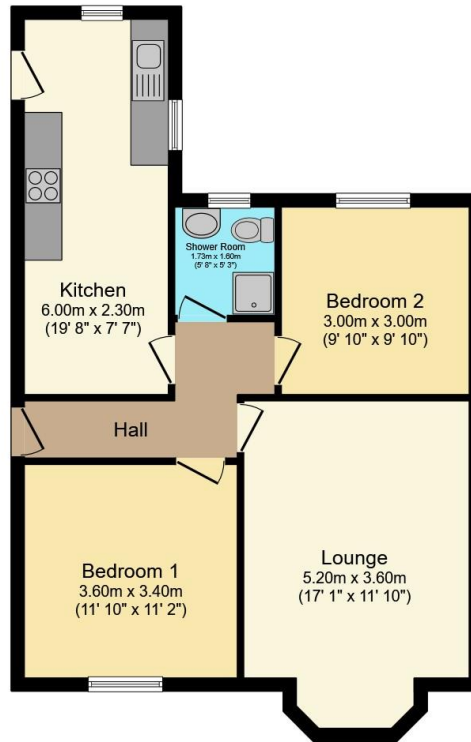
Garage

Electric doors. Power and light.









Total floor area 61.7 m² (665 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT317758



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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