



**Connells**

Sowerby Avenue  
Luton





## Property Description

Connells Stopsley present a three bedroom detached bungalow located in the sought after Putteridge area of Stopsley. Sowerby Avenue is situated on a generous sized plot and requires modernisations throughout to add scope and value.

Sowerby Avenue is within walking distance to all local amenities. Located within the Putteridge School catchment area and with fantastic transport links throughout Stopsley and Luton and just a short drive from the M1 and Luton Parkway Stations The property is a must view. Call our Stopsley office on 01582 737069 to arrange your viewing.

## 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

Door to front into lounge.

## Lounge / Diner

22' x 14' 6" ( 6.71m x 4.42m )  
Window to front. Gas fire. Patio doors to side.

## Kitchen

9' 5" x 11' 10" ( 2.87m x 3.61m )  
Fitted with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances. Window to side. Double glazed patio doors to rear.



### Bedroom One

10' 10" x 10' 10" ( 3.30m x 3.30m )

Window to front.

### Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

Window to side.

### Bedroom Three

10' 10" x 6' 10" ( 3.30m x 2.08m )

Window to rear.

### Bathroom

Fitted with low level wc. Wash hand basin.  
Shower cubicle. Window to rear.

### Outside

### Front Garden

Patio area. Off Street parking.

### Rear Garden















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP307544](http://connells.co.uk/Property/STP307544)**



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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