



Connells

Ketton Close  
Luton



## Property Description

Connells Stopsley Bring To The Market A Three Bedroom Semi Detached Property In The Sought After 'St Anne's' Area Of Luton. 'Ketton Close' Comes To The Market With 'NO UPPER CHAIN' Complications And Comprises Of:

Two Reception Rooms, Kitchen, Conservatory To The Rear, Three Bedrooms And Family Bathroom Suite. Externally The Property Benefits From Ample Off Street Parking As Well As A Garage.

Locally 'Ketton Close' Is Within Walking Distance Of Luton Airport Parkway Station, A Short Drive From Junction 10 Of M1 And Luton Airport. The Property Is Within Walking Distance To All Local Amenities, Benefits From Fantastic Local Transport Links And Is Within Great School Catchments Areas.

## 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.

## Porch

Double glazed window and door to front. Tiled flooring. Storage cupboard.

## Lounge

13' 7" x 16' 7" ( 4.14m x 5.05m )  
Double glazed door from porch to lounge. Double glazed window to front. Fire place. Radiator. Fitted carpet. Stairs to first floor. Arch to dining room.

## Dining Room

11' 9" x 9' 4" ( 3.58m x 2.84m )

Double glazed side door to rear. Fitted carpet. Radiator.

## Kitchen

11' 5" x 8' 5" ( 3.48m x 2.57m )

Fitted with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances. Combi boiler. Partly tiled. Double glazed windows to side and rear.

## Conservatory

12' 4" x 16' 8" ( 3.76m x 5.08m )

Double glazed windows and door to rear. Floor fully tiled. Radiator.

## Landing

Double glazed window to side. Fitted carpet. Loft access.

## Bedroom One

13' x 10' 1" ( 3.96m x 3.07m )

Double glazed window to front. Radiator. Cupboards above bed. Fitted carpet.

## Bedroom Two

11' 3" x 9' 7" ( 3.43m x 2.92m )

Double glazed window to rear. Radiator. Built in wardrobe. Wash hand basin. Fitted carpet.

## Bedroom Three

10' 2" x 6' 7" ( 3.10m x 2.01m )

Double glazed window to front. Radiator. Storage cupboard. Fitted carpet.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with shower attachment. Shower. Heated towel rail. Fully tiled. Double glazed window to rear.

## Outside

## Rear Garden

Artificial grass. Paved patio area. Pebbled area. Door to garage.

## Garage

Access via up and over door. Double glazed window and door to rear.

## Front Garden

Block paved driveway for two cars. Shrub border.

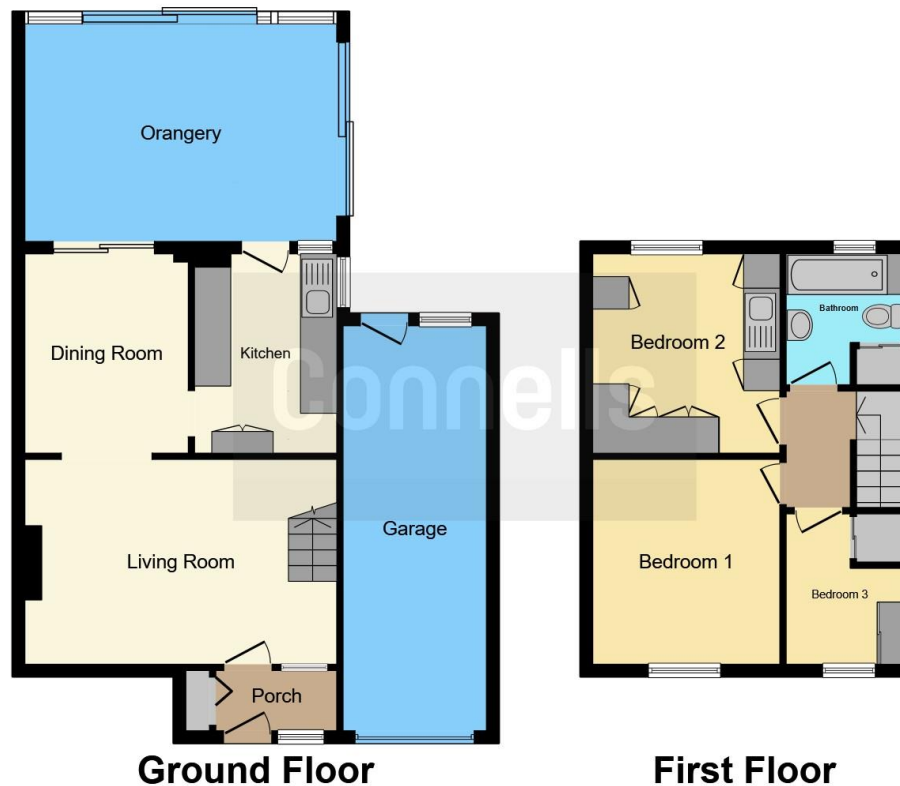
## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP307578](http://connells.co.uk/Property/STP307578)**



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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