

for sale

guide price **£240,000** Freehold



## Peartree Road Luton LU2 8BA

Connells Stopsley bring to the market a CHAIN FREE two bedroom mid terraced property located in the sought after Putteridge area of Stopsley. Peartree Road briefly comprises an entrance hall, lounge, kitchen/diner. The upper floor contains two bedrooms and a family bathroom suite.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

**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 front. Radiator.

## Lounge 10' 3" x 10' 9" ( 3.12m x 3.28m )

Double glazed window to front. Radiator. TV Point.

## Kitchen / Diner 13' 5" x 10' 4" ( 4.09m x 3.15m )

Fitted with wall and base units. Sink drainer, Work surfaces. Boiler. Plumbing and space for appliances. Freestanding electric oven. Cooker hood. Double glazed window and door to rear.

## Landing

Loft access.

## Bedroom One 13' 4" x 10' ( 4.06m x 3.05m )

Double glazed window to front. Radiator.

## Bedroom Two 7' 8" x 10' 9" ( 2.34m x 3.28m )

Double glazed window to rear. Radiator. Built in cupboard.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Fully tiled. Radiator. Double glazed

window to rear.

## Outside Rear Garden

Patio. Laid to lawn.

## Garage

Up and over door. Access via service road.





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

**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: STP307944 - 0002

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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)