



**Connells**

Peartree Road  
Luton





## Property Description

Connells Stopsley bring to the market a CHAIN FREE two bedroom mid terraced property located in the sought after Putteridge area of Stopsley. Pear tree Road briefly comprises an entrance hall, lounge, kitchen/diner. The upper floor contains two bedrooms and a family bathroom suite. Externally the property benefits from an off street parking space to the front. The rear garden is a mix of patio and laid to lawn areas with a garage to rear with access via a service road.

Introducing Pear tree Road, a desirable residence nestled in the sought-after Putteridge area. This charming property enjoys a prime location, just a stroll away from Stopsley village, where residents have easy access to a range of local amenities. From shops & medical facilities to coffee shops, everything you need is within reach.

## 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.

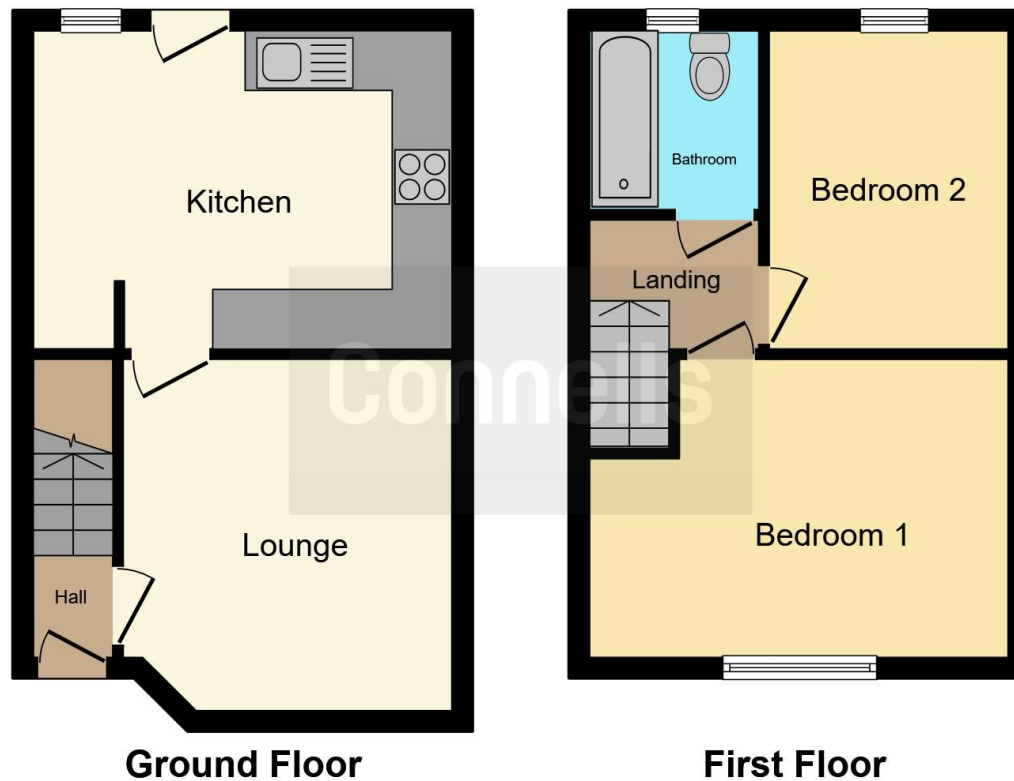












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STP307944](http://connells.co.uk/Property/STP307944)



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)**

Property Ref: STP307944 - 0005