

for sale

guide price **£240,000** Freehold



Williton Road Luton LU2 9EJ

Williton Road is ideal for first time buyer or investors for a buy to let opportunity. The property is located close to all local amenities with great transport links into London via Luton Airport Parkway train station and junction 10 of M1. Internal viewings are advised!

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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 12' x 13' 3" (3.66m x 4.04m)

Double glazed window to front. Radiator.

Dining Room 10' x 8' 7" (3.05m x 2.62m)

Double glazed window to rear. Radiator.

Kitchen 10' 3" x 8' 6" (3.12m x 2.59m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Plumbing and space for appliances. Double glazed window to rear.

Utility Room 7' 11" x 4' 1" (2.41m x 1.24m)

Double glazed window to side. Door to side. Radiator.

Landing

Loft access. Double glazed window to side.

Bedroom One 12' 1" x 11' 9" + door recess (3.68m x 3.58m + door recess)

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

Bedroom Two 8' 6" x 13' 3" (2.59m x 4.04m)

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

Bedroom Three 9' 1" x 8' 7" (2.77m x 2.62m)

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

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Radiator. Fully tiled. Double glazed window to rear.

Outside

Rear Garden

Patio. Laid to lawn.





To view this property please contact Connells on

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LUTON LU2 7XH

Tenure: Freehold

EPC Rating: E

Property Ref: STP307940 - 0003

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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