

for sale

guide price **£270,000**



Letchworth Road Luton LU3 2NU

Connells Leagrave present a spacious three bedroom semi detached property located in the popular Icknield catchment area. Letchworth Road comprises an entrance porch, open plan lounge/diner, kitchen area and bathroom suite. The upper floor contains two bedrooms and second floor bedroom and en suite

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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 Porch

Double glazed door to front aspect. Internal door. Radiator.

Lounge/Diner

23' 11" x 13' 1" (7.29m x 3.99m)

Double glazed patio doors to rear aspect. Double glazed window to front aspect. Television and telephone points. Two radiators. Oak wooden flooring.

Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Combi boiler. Gas hob with electric oven.



Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and electric shower attachment, wash hand basin and low level wc. Part tiled.

Bedroom Two

10' 11" x 8' (3.33m x 2.44m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

13' 2" x 9' 9" (4.01m x 2.97m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom One

16' 4" x 10' (4.98m x 3.05m)

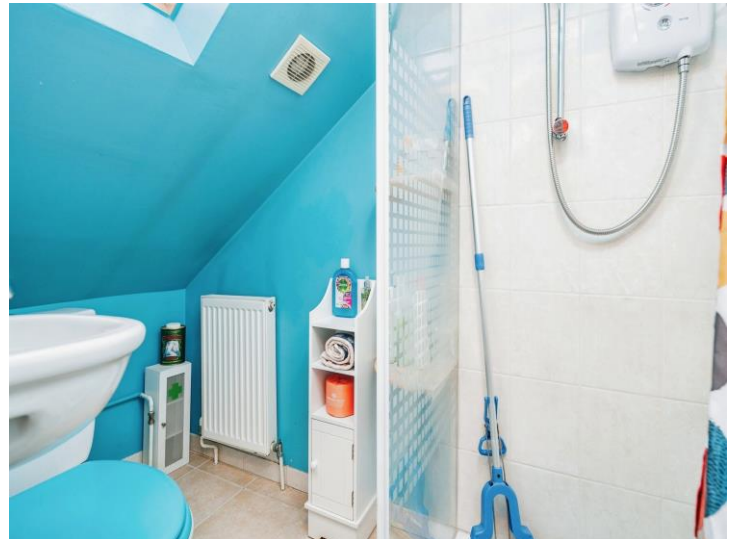
Double glazed window to rear aspect.

En Suite

Double glazed Velux window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Radiator.

Rear Garden

Laid to lawn with a patio area. Concrete platform at the back.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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185 Marsh Road Legrave
LUTON LU3 2QQ

Property Ref: LGR310756 - 0003

Tenure: Freehold

EPC Rating: D

view this property online [connells.co.uk/Property/LGR310756](https://www.connells.co.uk/Property/LGR310756)

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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