



Connells

Harlington Road
Sundon Luton

Harlington Road Sundon Luton LU3 3PE

for sale guide price
£200,000



Property Description

Connells Leagrave bring to the market a CHAIN FREE one bedroom mid terraced property located in the sought after Sundon village location. Harlington Road briefly comprises an open plan lounge/diner, kitchen area, one double bedroom and bathroom suite.

Sundon is a beautiful village benefiting from useful amenities locally including a public house as well as offering convenient bus routes, and open green spaces. Superb commuter links are provided into London from nearby train stations as well as road access from the M1. For the keen Rambler and Walker, countryside sits directly on your doorstep providing unrivalled walks and nature trails locally.

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

Door to front aspect leading into lounge.

Lounge

11' 5" x 10' 10" (3.48m x 3.30m)
Double glazed window to front aspect.
Gas fire place. Radiator.

Kitchen/Diner

11' 5" x 9' 1" (3.48m x 2.77m)
Double glazed window to rear aspect.
Door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a cooker. Plumbing for a washing machine. Radiator.

First Floor Landing

Loft access. Airing cupboard housing combi boiler.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)
Double glazed window to front aspect.
Fitted wardrobe. Radiator.

Bathroom

Window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

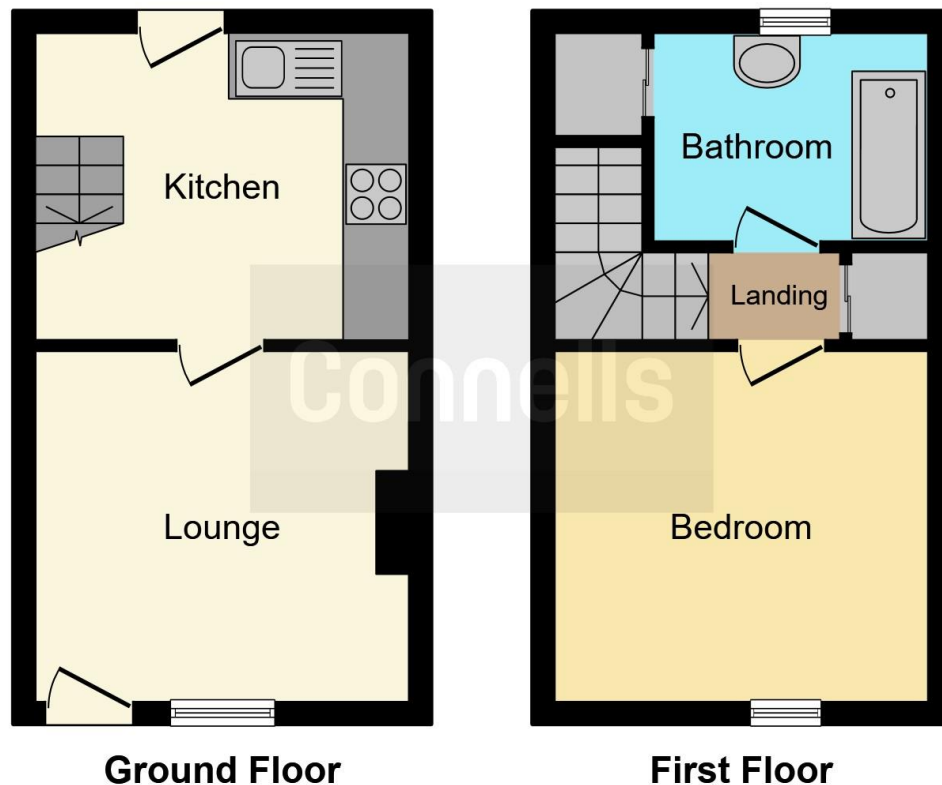
Front Garden

Laid to lawn with a paved pathway.

Rear Garden

Laid to lawn with a patio area. Brick outbuilding.





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

To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Legrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR310617



Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR310617 - 0004