



Connells

Beechwood Road
Luton



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



Property Description

****PERFECT FOR FIRST TIME BUYERS OR INVESTORS**** Connells Leagrave bring to the market a three bedroom mid terraced property located in the Challney catchment area. Beechwood Road comprises an entrance hall, downstairs W/C, open plan lounge/diner and kitchen area. The upper floor contains three generous sized bedrooms and family bathroom suite. Externally the property benefits from off street parking as well as a good sized rear garden.

The sought after, Ofsted excellent rated, high schools for girls and boys are located nearby. The excellent choice in local shops, doctors and eateries can all be reached by foot as can the Thameslink services to London, via Leagrave Train Station. The Thameslink line runs a fast train service into King's Cross St Pancras and Tower Bridge and Junction 11 is less than five minutes drive away, proving ease of access North and South.

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 aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Part tiled.

Lounge

23' x 10' 2" max (7.01m x 3.10m max)
Double glazed window to front aspect. Radiator.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer. Plumbing for a washing machine and dishwasher. Electric hob with electric oven. Cooker hood. Radiator.

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Double glazed window to front aspect.
Radiator.

Bedroom Two

12' 3" x 11' 2" max (3.73m x 3.40m max)

Double glazed window to rear aspect.
Radiator. Combi boiler.

Bedroom Three

8' 1" x 6' 5" (2.46m x 1.96m)

Double glazed window to rear aspect.
Radiator.

Shower Room

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

Front Garden

Off road parking for two vehicles.

Rear Garden

Laid to lawn with a decking area.





To view this property please contact Connells on

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311885



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: LGR311885 - 0021