



Connells

Andover Close
Luton



Property Description

Located in a quiet residential cul-de-sac on Andover Close, Luton, this well-presented three-bedroom mid-terrace home offers comfortable and practical living, ideal for first-time buyers or growing families.

The ground floor features a welcoming entrance porch leading into a bright and spacious living room, perfect for relaxing or entertaining. A downstairs shower room and to the rear, a kitchen and dining area with access into the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms along with a family bathroom, offering plenty of space for family living or home working.

Externally the property benefits from off street parking to the front as well as an integral garage. The rear garden is a blend of patio and laid to lawn areas complete with a greenhouse.

Andover Close is a quiet and well-regarded residential cul-de-sac situated within easy reach of Luton town centre, offering a convenient and family-friendly location. The area benefits from a range of local amenities including nearby shops, supermarkets, and well-rated schools, making it particularly appealing to families and first-time buyers. Excellent transport links are close at hand, with regular bus services and easy access to the M1 motorway, providing direct routes into London and surrounding area. The property is also within walking distance to Leagrave train station for commuting towards London or the North.

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 Porch

Double glazed door to front aspect. Double glazed window to side aspect.

Entrance Hall

Door to front aspect into lounge.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan.

Lounge

Double glazed window to front aspect. Television and telephone points. Radiator.

Dining Room

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

Kitchen

Double glazed window 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. Plumbing for a washing machine. Freestanding gas cooker. Cooker hood.

Conservatory

Double glazed patio doors to rear aspect. Radiator.

First Floor Landing

Loft access.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Built in cupboard with combi boiler. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

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. Radiator.

Front Garden

Off street parking. Paved pathway leading to entrance.

Rear Garden

Laid to lawn with a patio area. Greenhouse.

Garage

Single garage with up and over door.





To view this property please contact Connells on

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/LGR312136

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.

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