

Connells

Flint Close
Luton

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Luton LU3 3LX

for sale guide price
£225,000







Property Description

Offered to the market chain free, this spacious four/five-bedroom family home presents an excellent opportunity for buyers looking to put their own stamp on a property.

Requiring modernisation throughout, the home offers fantastic potential to create a long-term family residence.

The accommodation comprises an entrance hall, shower room, spacious lounge, additional reception room which could be utilised as a fifth bedroom, and a generous kitchen/diner overlooking the rear garden.

To the first floor are four good-sized bedrooms and a family bathroom, providing ample space for a growing family.

Externally, the property benefits from front and rear gardens, ideal for families and keen gardeners alike.
There is also a garage located in a nearby block, offering additional storage or parking.

Situated within the popular Marsh Farm area, the property is conveniently located close to local schools, shops, transport links and Leagrave train station.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 frosted door to front aspect. Stairs leading to first floor. Radiator. Storage cupboard.

Shower Room

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

Dining Room/Bedroom 4

Double glazed window to front aspect. Radiator.

Lounge

Double glazed window to rear aspect. Feature fireplace. Radiator.

Kitchen/Diner/Breakfast Room

Double glazed door and 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 and dishwasher. Integrated gas hob and oven with fan over. Part tiled. Radiator. Boiler.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Lawn with path leading to front entrance. Shrubs and trees. Storage cupboard.

Rear Garden

Lawn with a paved patio area. Gate to rear aspect. Shed.

Garage

In a block with up and over door.









To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/LGR312557

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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