



Connells

Leafields
Houghton Regis Dunstable

Leafields Houghton Regis Dunstable LU5 5LX

for sale guide price
£280,000



Property Description

For Sale by Modern Auction – Three Bedroom Semi-Detached Home in Leafields, Houghton Regis

.Offered to the market with no upper chain as part of a probate sale, this three-bedroom semi-detached property presents an excellent opportunity for buyers, investors, or developers seeking a home with scope for improvement.

Occupying a popular position within the Leafields area of Houghton Regis, the property benefits from a garage, private driveway, and a rear garden. Please note that the garden is not currently enclosed, offering a blank canvas for purchasers wishing to redesign and landscape the outdoor space to suit their needs.

The accommodation comprises an entrance hall, living room, kitchen, three bedrooms, and a family bathroom. While requiring modernisation and refurbishment throughout, the property offers excellent potential to enhance and add value.

Conveniently located close to local amenities, schools, and transport links, including easy access to the A5, M1 motorway, and nearby rail services.

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

Door to front aspect

Entrance Hall

Door to front aspect, stairs to landing

Lounge

Carpet tiles. window to front aspect

Kitchen

Wall and base units, work surfaces, larder cupboard, one and a half bowl sink and drainer, window to rear and side aspect, door, boiler

Dining Area

Laminate flooring, window

Landing

Stairs from hall, window to side aspect

Bedroom One

Carpet, window to front aspect

Bedroom Two

Carpet, window to rear aspect

Bedroom Three

Carpet, window to rear aspect

Bathroom

WC, wash hand basin, bath, window to front aspect

Rear Garden

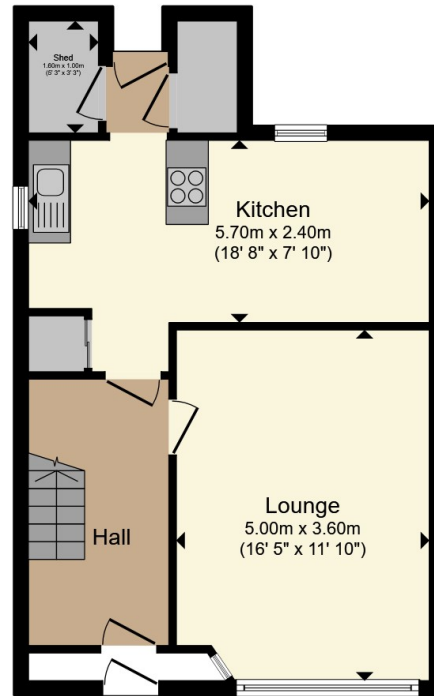
Laid to lawn

Garage & Driveway

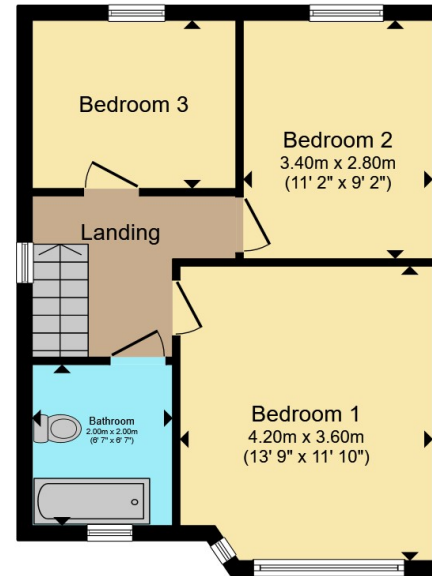
To the rear







Ground Floor



First Floor

Total floor area 89.3 m² (962 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312396



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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