



Connells

Torquay Drive
Luton



Property Description

Connells Leagrave present a CHAIN FREE and EXTENDED three bedroom semi detached property located on the sought after and rarely available Torquay Drive. The property briefly comprises an entrance porch, entrance hall, lounge area, extended dining area, extended kitchen area. The first floor contains three spacious bedrooms with an en suite to the master and family bathroom suite. Externally the property benefits from off street parking to the front as well as an integral garage offering additional extension potential. The rear garden is a blend of patio and laid to lawn areas.

Torquay Drive is a well-established residential road located in the popular Leagrave area of Luton, offering a convenient and community-focused setting. The area benefits from excellent transport links, with Leagrave Station just 0.3 miles away, providing direct rail services ideal for commuters.

With strong transport connections, plentiful amenities and reputable schooling, Torquay Drive remains a sought-after location for families, commuters and those seeking a well-connected and established neighbourhood in Luton.

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 window and door to front aspect.

Entrance Hall

Double glazed window and door to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Television point. Gas fire place. Radiator.

Dining Room

Double glazed window to rear and side aspect. Radiator.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven. Cooker hood over. Radiator.

First Floor Landing

Double glazed Velux window to rear aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

En Suite

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

Bedroom Two

Double glazed window to rear aspect. Radiator

Bedroom Three

Double glazed window to rear aspect. Television point. Radiator. Loft access.

Bathroom

Double glazed 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

Block paved providing off road parking.

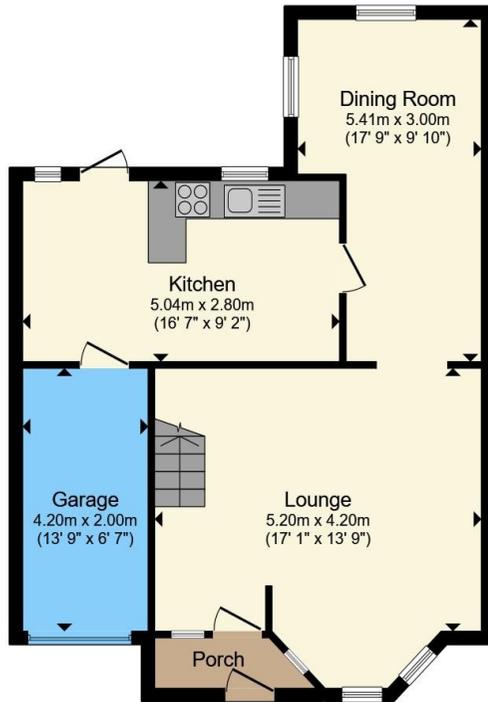
Rear Garden

Laid to lawn with a patio area.

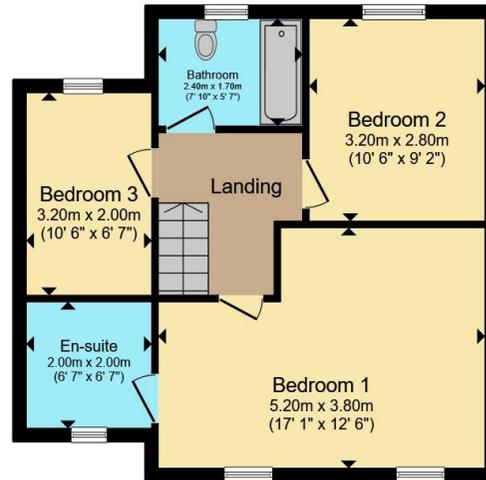
Integral Garage

Open out doors. Power and light supply. Radiator.





Ground Floor



First Floor

Total floor area 111.2 m² (1,196 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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185 Marsh Road Legrave
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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/LGR312234

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.

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