



Connells

Little Berries
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE three bedroom semi detached property. Little Berries briefly comprises an entrance hall, kitchen area and open plan lounge/diner. The upper floor contains three bedrooms and family bathroom suite. The property is situated on a spacious plot and offers extension potential STPP.

Quiet, convenient, and well served, Little Berries offers the ideal blend of peaceful residential living with excellent access to schools, transport links, shops, and community amenities. Its position within the popular Sundon Park area makes it a sought-after choice for families and commuters looking for a well-connected home in northern 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 Hall

Double glazed door and window to front aspect. Telephone point. Radiator.

Lounge

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

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Space for a freestanding gas cooker. Television point. Radiator.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to rear aspect. Built in cupboard. Television point. Radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to front aspect. Radiator.

Wet Room

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

Front Garden

Paved pathway to entrance. Laid to lawn area.

Rear Garden

Laid to lawn with a patio area. Shed.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312182

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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