

Property details approval form

44 Pomfret Avenue, Luton, Bedfordshire, England, LU2 0JL

Date: 30 April 2026

Property Ref and Version: LUT316681 - 0004

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £240,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Well-presented two-bedroom mid-terrace house
- > Located in the popular Hart Hill / Round Green area
- > Ideal first-time buyer opportunity or buy to let purchase
- > Chain Free
- > Close to amenities and transport links

○ Short Description

POPULAR LOCATION **CHAIN FREE***

A well-presented two-bedroom mid-terrace house, ideally located in the popular Hart Hill / Round Green area of Luton. This property is perfectly suited to first-time buyers or investors and is offered to the market chain free.

○ Long Description

POPULAR LOCATION **CHAIN FREE***

A well-presented two-bedroom mid-terrace house, ideally located in the popular Hart Hill / Round Green area of Luton. This property is perfectly suited to first-time buyers or investors and is offered to the market chain free.

The accommodation comprises an entrance hall, a comfortable lounge, and a modern kitchen/diner, providing an excellent space for everyday living and entertaining. Upstairs, there are two good-sized double bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, offering useful outdoor space.

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Situated on Pomfret Avenue, just off Hart Lane, the property is positioned in an increasingly desirable residential area. Close to Luton town centre, Luton mainline railway station, M1 and Luton Airport providing convenient access for commuters.

Well-regarded local schooling includes Crawley Green Primary School and Stopsley High School, making this an excellent long-term home.

○ Directions

○ Agents Note

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○ Room Description

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.

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○ Room Description

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○ Property Images



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○ Property Images

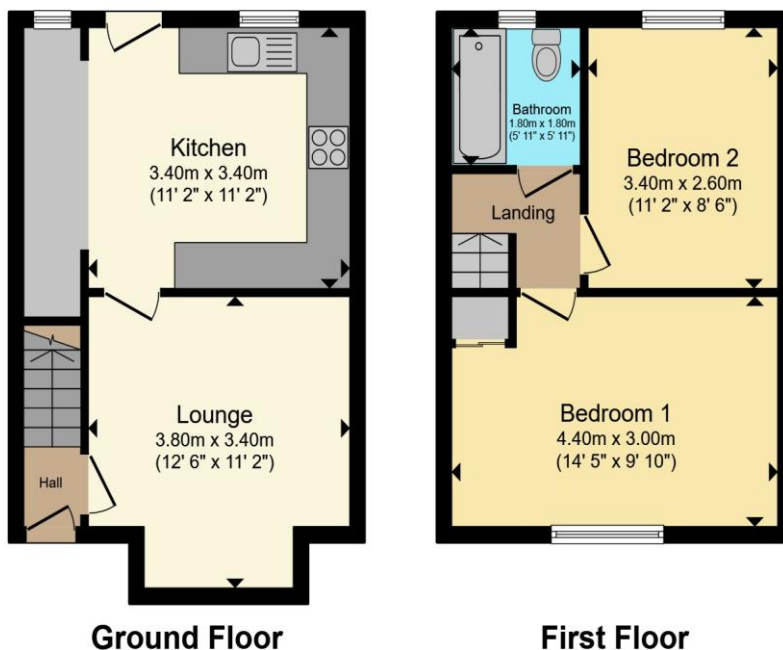
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○ Floor Plan



Total floor area 60.8 m² (655 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

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○ Approval

Signature

Date

	Signature	Date
Patrick Kavanagh		
Mr & Mrs G.&.J. Davies		