





Property Description

Offered to the market chain free is this well-proportioned three-bedroom semi-detached family home situated on the popular Orchard Way in Luton.

The property offers spacious and versatile accommodation throughout, providing an excellent opportunity for first-time buyers, growing families or investors. Internally, the home benefits from a generous living space, fitted kitchen, three well-sized bedrooms and a family bathroom, with plenty of potential for the new owners to put their own stamp on the property.

Orchard Way is a residential road situated within the Leagrave area of Luton, offering convenient access to a range of local amenities, schools and transport links.

The area is well served by local bus routes, providing connections towards Luton town centre, Leagrave and the Luton & Dunstable Hospital. The location also provides good access to the wider Luton area, making it a practical choice for families and commuters alike.

With everyday amenities and schooling available within the surrounding area, Orchard Way offers a convenient residential setting for those looking to make Luton their home.

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 door to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Radiator.

Dining Room

Double glazed patio doors to rear aspect. Radiator.

Kitchen

Double glazed window to side 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. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Boiler.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed windows to front and side aspects. Built in cupboard. Radiator.

Bathroom

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

Rear Garden

Laid to lawn with a patio area.

Garage

Up and over door.





To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/LGR312577](https://www.connells.co.uk/Property/LGR312577)



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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