

Connells

Bembridge Gardens
Luton

Bembridge Gardens
Luton LU3 3SJ

for sale guide price
£275,000







Property Description

This semi-detached family home is situated on a corner plot, offering the potential to extend (stpp). It also benefits from separate lounge, garage and drop curb, originally accommodating a drive to the side. It is also being offered to the market chain-free!

Briefly comprises hallway, lounge and kitchen/diner downstairs.
Upstairs are three bedrooms and family bathroom located off the landing.
Externally the rear is laid mostly to lawn and holds a garage.
The front is laid mostly to lawn.
To the side of the property is a drop curb, allowing the potential to drive onto the property.

Bembridge Gardens is a cul-de-sac located in the Bramingham area of Luton.
Surrounded by a number of schools including Lea Manor High School Performing Arts College and Woodlands Secondary School (rated ofsted: outstanding)

Leagrave railway station is around 1 mile from the residence and local shopping areas including Marsh Farm Shopping Centre and Limbury Mead Shops which are also within close reach.

Call now to arrange a viewing!

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 frosted door to front aspect. Laminate flooring. Stairs leading to first floor. Radiator.

Lounge

Double glazed window to front aspect. Laminate flooring. Radiator.

Kitchen/Diner

Double glazed frosted door to side aspect. Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Range cooker. Under stairs storage cupboard. Laminate flooring.

First Floor Landing

Double glazed window to side aspect. Storage cupboard housing boiler. Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Front Garden

Lawn area with shrubs.

Rear Garden

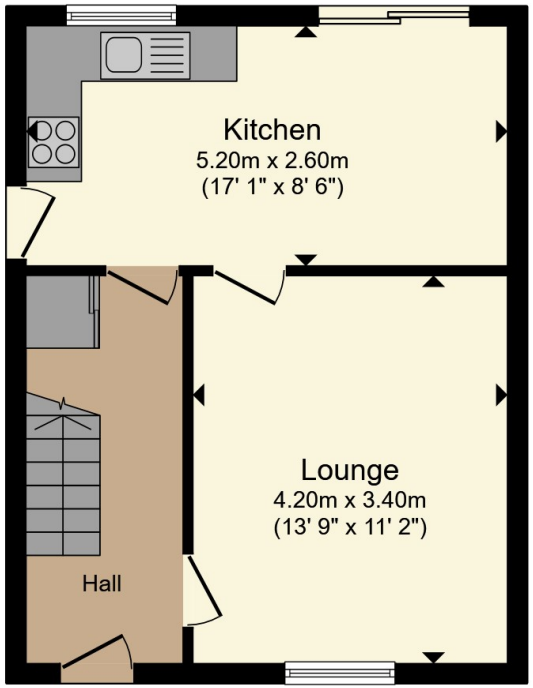
Laid to lawn with a paved patio area. Gate to front aspect.

Garage

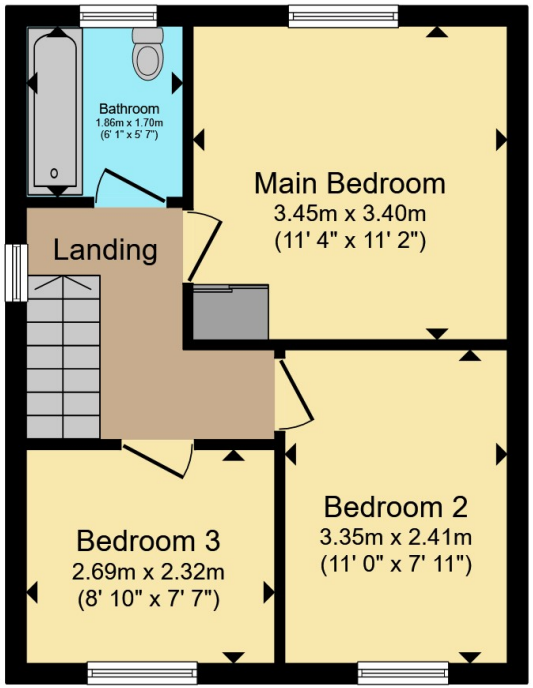
Two doors to front aspect. Power and light supply.







Ground Floor



First Floor





Total floor area 71.8 m² (772 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

Connells

To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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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