



Pomfret Avenue  
Luton



## Property Description

\*\*\*OFFERED WITH NO NUPPER CHAIN\*\*\*

Connells are delighted to present this well-presented, chain-free three-bedroom town house located in the desirable Hart Hill area of Luton.

Ideally suited to first-time buyers or buy-to-let investors, this spacious home offers comfortable living across three levels and is perfectly positioned for convenience.

Situated within walking distance of Luton Train Station and the Town Centre, the property provides excellent access to transport links, local shops, schools, and a wide range of everyday amenities—making it an ideal choice for commuters and families alike.

## 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

Door to front. Storage cupboard. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Double glazed window to front.

## Lounge

Double glazed window to front. Double glazed door to rear garden. Radiator.

## Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to rear.

## Utility Room

Fitted with wall and base units. Sink drainer. Plumbing and space for appliances.

## Landing

Airing cupboard.

## Bedroom One

Double glazed window to rear. Radiator.

### **Bedroom Two**

Double glazed window to front. Radiator.

### **Bedroom Three**

Double glazed window to rear. Radiator.

### **Bedroom Four**

Double glazed window to front. Radiator.

### **Bathroom**

Fitted with low level wc. Vanity Unit. Bath with mixer taps. Shower attachment. Heated towel rail. Fully tiled. Double glazed window to rear.

### **Outside**

### **Driveway**

Off street parking. Dropped kerb

### **Rear Garden.**

Paved patio area. Laid to lawn.





Total floor area 106.4 m<sup>2</sup> (1,145 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](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
 Band: B

view this property online [connells.co.uk/Property/LUT317870](http://connells.co.uk/Property/LUT317870)



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.

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