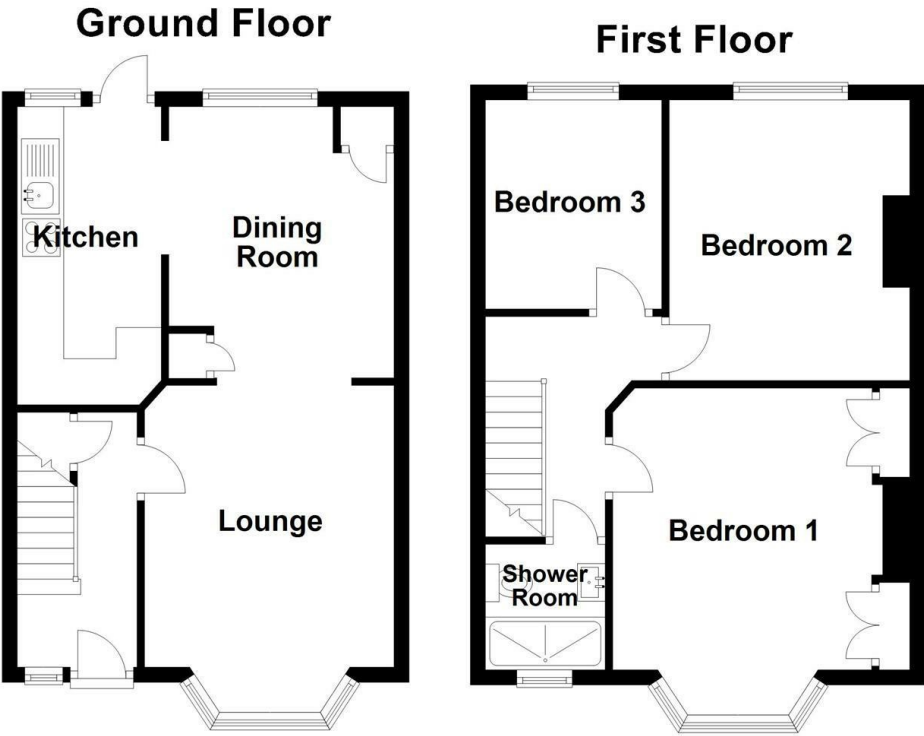




109 Runley Road, Luton, Bedfordshire, LU1 1TX



Not to scale. For illustrative purposes only



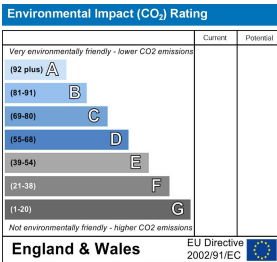
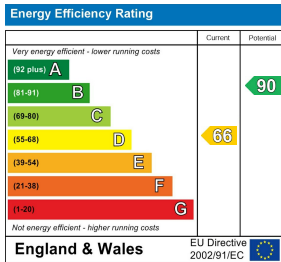
For Auction, Guide £230,000+

\*\* SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS \*\*

This deceptively spacious period three-bedroom terrace home offers an excellent opportunity for refurbishment and personalisation. The property features well judged living accommodation, including an entrance hall, bay-fronted lounge, separate dining room leading to the kitchen, and three well-proportioned double bedrooms complemented by a first-floor shower room. Externally, there is off-street parking to the front and a large, established rear garden providing ample outdoor space. Situated in the sought-after LU1 area on Runley Road, the home is conveniently positioned within easy reach of local shops, public transport links, Luton Town Centre, and Luton Train Station, making it ideal for commuters and families alike. A superb project property with great potential and scope to add significant value.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
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# 109 Runley Road, Luton, Bedfordshire, LU1 1TX

## ACCOMODATION

### ENTRANCE HALL

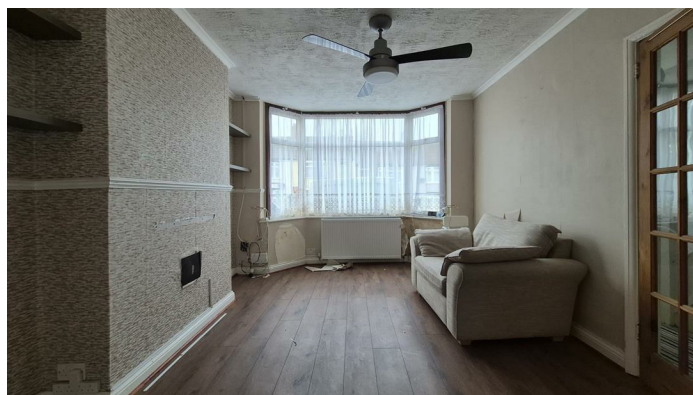
10'6 x 5'3

Stairs to 1st floor, under-stairs storage cupboard, door to

### LOUNGE

12'3 x 10'10

Bay fronted with windows to front, open to



### DINING ROOM

11'10 x 9'10

Window to rear, open plan to



### KITCHEN

13 x 6'3

Window and door to rear, range of fitted units and contrasting worktops with sink unit.



### LANDING

Door to

### BEDROOM ONE

12'7 x 10'10

Bay window to front, cupboards fitted to alcoves



### BEDROOM TWO

12'3 x 10'6

Window to rear



### BEDROOM THREE

9'1 x 7'8

Window to rear



### SHOWER ROOM

5'6 x 5'3

Window to front, walk in shower, sink unit, WC, part tiled walls



### OUTSIDE



### REAR GARDEN

Mature garden with patio area, lawn, trees, shrubs, garden shed and shared side access.



### OFF STREET PARKING

To front

### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Luton Council Band B

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### Buyers Administration Charge

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### Buyers Premium Charge

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

### HOW TO GET THERE

Leave the M1 motorway southbound at Junction 10 (Pepperstock), then take the exit for the A1081 towards Luton. Continue straight into town, when you reach the roundabout at the A1081/Runley Road area turn left onto Runley Road; follow Runley Road all the way to number 109 (postcode LU1 1TX).

### DOISA/111125SA0229

For further information on viewing call 01908 030127