



17 Shirley Road, Luton, LU1 1NZ



Not to scale. For illustrative purposes only



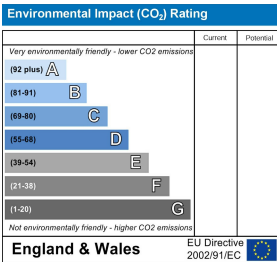
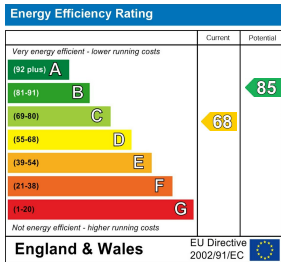
FOR AUCTION, GUIDE £175,000+

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

This attractive looking period terrace house is in need of modernisation and is offered to auction with full vacant possession. Features well proportioned accommodation with two reception rooms, two double bedrooms, ground floor bathroom and a kitchen with direct access to rear garden. Located close to local amenities including Luton Town Centre, local shops, schools and with easy access to the M1 Motorway. A great prospect for a renovation project with potential to add value, or equally a consideration as a refurbishment and rent project, with an estimated monthly rent of around £1300 pcm, which would be in excess of 8 %. Presented to the market with a very keen start price, properties in this area are in good demand and early viewings are highly recommended.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE

Front door leading to living room

LIVING ROOM

11'5 x 11'1

Window to front,



HALL

Stairs to 1st floor, leading to

DINING ROOM

13'6 x 11'5

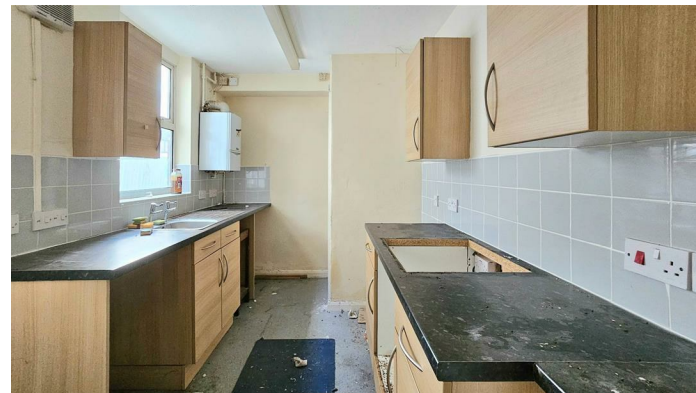
Window to rear, under-stairs cupboard, door to



KITCHEN

11'5 x 7'4

With a range of basic units, door to garden, door to



BATHROOM

7'4 x 5'9

With bath, sink & WC



LANDING

Doors to

BEDROOM ONE

11'6 x 10'10

Window to front



BEDROOM TWO

11'6 x 10'10

Window to rear



OUTSIDE

FRONT GARDEN

Small garden area leading to front door

REAR GARDEN

A medium size rear garden mainly laid to lawn



PARKING

On road parking



SERVICES

No services or appliances have been tested

COUNCIL TAX

BAND A, Luton council

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

Buyers Administration Charge - The purchaser will be required to pay an administration charge of £950 plus vat (£1,140)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3,000 (£2,500 plus VAT)

HOW TO GET THERE

From M1 junction 10, follow A1081 to join the A505 to Dallow Road, Shirley Road will be the third turning on the right

DOISA/1812SA10037

For further information on viewing call 01908 030127