



Connells

Drayton Road
Luton



Property Description

Connells Leagrave presents a CHAIN FREE three bedroom mid terraced property. Drayton Road briefly comprises an entrance porch, lounge and open plan kitchen/diner. The upper floor contains three spacious bedrooms and family bathroom suite. The property also has off street parking rear garden is a blend of patio and laid to lawn areas and also benefits from a summer house.

Conveniently situated close to Luton/Dunstable Hospital and M1 Junction 11, commuters will find it easy to travel to and from work. Drayton Road is well-known for its popular school catchment area. Families can take advantage of the excellent local education options nearby. This property is specifically tailored for those looking to settle down and raise a family in a safe and vibrant community.

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 Porch

Double glazed door to front aspect. Electric heater.

Entrance Hall

Door to front aspect.

Lounge

Double glazed window to front aspect. Electric fire place. Television point. Radiator.

Kitchen/Diner

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

Bedroom One

Double glazed window to rear aspect. Built in wardrobes and cupboard. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment and wash hand basin. Radiator.

Separate Wc

Double glazed window to rear aspect. Low level wc.

Front Garden

Off street parking.

Rear Garden

Laid to lawn with a patio area. Brick built outbuilding with power supply.

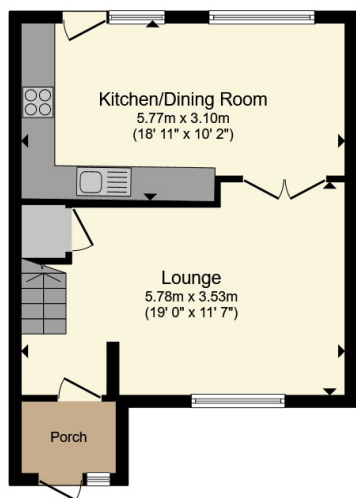
Outbuilding

Door and window to front aspect. Power and light supply.

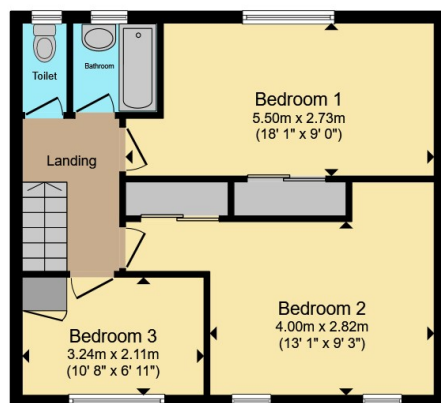
Separate Wc

Low level wc. Fully tiled. Extractor fan.

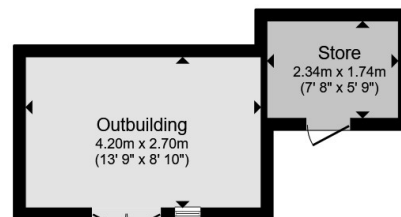




Ground Floor



First Floor



Outbuilding

Total floor area 105.0 m² (1,130 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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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312579

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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